

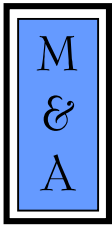
**Two Rivers Metropolitan District  
Gypsum, Colorado**

**Financial Statements  
December 31, 2022**

**Two Rivers Metropolitan District  
Financial Report  
December 31, 2022**

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## INDEPENDENT AUDITOR'S REPORT

**To the Board of Directors  
Two Rivers Metropolitan District  
Gypsum, Colorado**

### ***Report on the Audit of the Financial Statements***

#### ***Opinions***

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

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, and each major fund of Two Rivers Metropolitan 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 ("U.S. 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 Two Rivers 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 opinions.

#### ***Responsibilities of Management for the Financial Statements***

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year after the date that the financial statements are issued.

*Member: American Institute of Certified Public Accountants*

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**To the Board of Directors  
Two Rivers Metropolitan District**

***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 judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with auditing standards generally accepted in the United States of America, we:

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

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

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis in Section B 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.

The budgetary comparison information in section E is not a required part of the basic financial statements but is supplementary information required by U.S. GAAP. The budgetary comparison information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with U.S. GAAS. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

**To the Board of Directors  
Two Rivers Metropolitan District**

***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Two Rivers Metropolitan District's basic financial statements. The individual fund budgetary comparison information listed in the accompanying table of contents in Section F are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The supplementary information in Section F are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such 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 information in Section F is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

*McMahan and Associates, L.L.C.*

**McMahan and Associates, L.L.C.  
Avon, Colorado  
July 28, 2023**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

# Two Rivers Metropolitan District

## Management's Discussion and Analysis December 31, 2022

As management of the Two Rivers Metropolitan District ("District") we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2022.

### **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statement, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

**Government-wide financial statements:** The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all the District's assets, liabilities, and deferred inflows and outflows, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The Statement of Activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (i.e. uncollected taxes.)

The government-wide financial statements distinguish functions of the District that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the District include general government and interest on long-term debt. The business-type activities of the District are water and sewer operations.

The government-wide financial statements can be found on pages C1 and C2 of this report.

**Fund financial statements:** A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District can be divided into two categories: governmental funds, and proprietary funds.

**Governmental funds:** Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

## Overview of the Financial Statements (continued)

The District adopts an annual appropriated budget for each fund as required by Colorado statutes. Budgetary comparison statements have been provided to demonstrate compliance with these budgets.

**Proprietary funds:** The District maintains two proprietary funds. The District uses the Water and Sewer Fund to account for its water and sewer activities and the Infrastructure/Recreation Fund to account for infrastructure and recreational activities.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail.

The basic proprietary fund financial statements can be found on pages C6 through C8 of this report.

**Notes to the Financial Statements:** The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The Notes to the Financial Statements can be found in Section D of this report.

## Government-wide Financial Analysis

### Statement of Net Position

The perspective of the Statement of Net Position is of the District as a whole. Following is a summary of the District's net position for fiscal years 2022 and 2021.

	2022			2021		
	Governmental Activities	Business-type Activities	Total	Governmental Activities	Business-type Activities	Total
<b>Assets:</b>						
Current and other assets	\$ 747,499	\$ 1,829,448	\$ 2,576,947	\$ 558,094	\$ 1,727,075	\$ 2,285,169
Capital assets	2,011,260	2,655,075	4,666,335	2,168,475	2,720,134	4,888,609
<b>Total Assets</b>	<b>2,758,759</b>	<b>4,484,523</b>	<b>7,243,282</b>	<b>2,726,569</b>	<b>4,447,209</b>	<b>7,173,778</b>
<b>Liabilities:</b>						
Long-term liabilities	2,961,290	2,046,591	5,007,881	2,961,290	2,046,591	5,007,881
Other liabilities	60,223	-	60,223	62,303	-	62,303
<b>Total Liabilities</b>	<b>3,021,513</b>	<b>2,046,591</b>	<b>5,068,104</b>	<b>3,023,593</b>	<b>2,046,591</b>	<b>5,070,184</b>
<b>Deferred Inflows:</b>						
Property Taxes	132,120	-	132,120	132,836	-	132,836
<b>Net Position:</b>						
Net investment in capital assets	(511,740)	855,075	343,335	(354,525)	920,134	565,609
Restricted for emergencies	4,757	-	4,757	4,121	-	4,121
Restricted for future maintenance	152,465	-	152,465	85,527	-	85,527
Unrestricted (deficit)	(40,356)	1,582,857	1,542,501	(164,983)	1,480,484	1,315,501
<b>Total Net Assets (Deficit)</b>	<b>\$ (394,874)</b>	<b>\$ 2,437,932</b>	<b>\$ 2,043,058</b>	<b>\$ (429,860)</b>	<b>\$ 2,400,618</b>	<b>\$ 1,970,758</b>

### Statement of Activities

The perspective of the Statement of Activities is of the District as a whole. The Statement of Activities reflects the cost of program services and the charges for services and sales, grants and contributions offsetting the cost of the services. The following detail reflects the total cost of services supported by program revenues, general property taxes and sales taxes for roads, road safety and transportation, as well as other general revenues, resulting in the overall change in net position for the fiscal years 2022 and 2021.

	2022			2021		
	Governmental Business-type			Governmental Business-type		
	Activities	Activities	Total	Activities	Activities	Total
<b>Revenues:</b>						
Program revenues:						
Charges for services	\$ 9,031	\$ 493,513	\$ 502,544	\$ 4,425	\$ 472,220	\$ 476,645
Grants and contributions	-	92,375	92,375	9,098	206,267	215,365
General revenues:						
Property taxes	132,440	-	132,440	120,526	-	120,526
Sales taxes	181,167	-	181,167	180,113	-	180,113
Other taxes	7,161	-	7,161	6,605	-	6,605
Other income	9,928	32,612	42,540	5,798	3,529	9,327
Interest	1,536	880	2,416	6	-	6
Transfers	-	-	-	(9,999)	9,999	-
<b>Total Revenues</b>	<b>341,263</b>	<b>619,380</b>	<b>960,643</b>	<b>316,572</b>	<b>692,015</b>	<b>1,008,587</b>
<b>Expenses:</b>						
General government	306,277	-	306,277	327,392	-	\$ 327,392
Water and sewer operations	-	457,490	457,490	-	480,932	480,932
Infrastructure/ Rec operations	-	124,576	124,576	-	80,299	80,299
<b>Total Expenses</b>	<b>306,277</b>	<b>582,066</b>	<b>888,343</b>	<b>327,392</b>	<b>561,231</b>	<b>888,623</b>
<b>Change in Net Assets</b>	<b>34,986</b>	<b>37,314</b>	<b>72,300</b>	<b>(10,820)</b>	<b>130,784</b>	<b>119,964</b>
<b>Net Assets (Deficit) - Beginning</b>	<b>(429,860)</b>	<b>2,400,618</b>	<b>1,970,758</b>	<b>(419,040)</b>	<b>2,269,834</b>	<b>1,850,794</b>
<b>Net Assets (Deficit) - Ending</b>	<b>\$ (394,874)</b>	<b>\$ 2,437,932</b>	<b>\$ 2,043,058</b>	<b>\$ (429,860)</b>	<b>\$ 2,400,618</b>	<b>\$ 1,970,758</b>

The District's overall financial position, as measured by net position, increased from \$1,970,758 at the end of 2021 to \$2,043,058 at the end of 2022. This increase is primarily the result of operating surpluses that are being reserved for future road overlays and water and wastewater system improvements.

### Financial Analysis of the District's Funds

As mentioned previously, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. A discussion of the District's funds follows.

**Governmental funds:** The focus of the District's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, the fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the District's governmental funds reported combined ending fund balances of \$557,545, an increase of \$192,343 from the prior year. This increase is primarily the result of collection of property and sales taxes that are being reserved for future replacements and capital expenditures. Of the fund balance, \$4,757 is restricted for emergencies, meaning it is not available for new spending because it has already been committed for emergencies under the Taxpayers' Bill of Rights (TABOR) and \$23,172 is non-spendable as it represents amounts that have already been prepaid toward future periods' operations.

**Proprietary funds:** The District's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

The unrestricted net assets for the proprietary funds was \$1,582,857 at the end of 2022. These unrestricted net assets primarily resulted from water and sewer tap fees which are being accumulated to make improvements to the District's water and wastewater systems.

**Budget Variances:** The District did not amend the budget during 2022. Details can be seen on pages E1 and F1 for the governmental funds and pages F1 and F2 for the proprietary funds.

**Capital assets:** During 2022 the District invested \$44,893 in capital assets in the governmental activities and \$94,233 in the business-type activities. Depreciation expense of \$183,912 was recognized in the governmental activities and \$159,292 in the business-type activities. Additional information as well as a classification of the District's capital assets can be found in the Note III C to the Financial Statements.

**Long-term debt:** The District's long-term liabilities consist primarily of obligations payable to the developer of the District for construction of infrastructure in the District and to a lesser extent for prior years' operating advances. The District's only other long-term obligation is for accrued vacation payable for the District's employees. There were no changes in the developer obligations in 2022 and the accrued vacation payable increased by \$142 in 2022. Additional information can be found in the Note III E to the Financial Statements.

### **Request for Information**

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to:

Two Rivers Metropolitan District, c/o Marchetti & Weaver, LLC, 28 Second Street, Suite 213, Edwards, CO 81632, phone (970) 926-6060 or by email to [admin@mwcpaa.com](mailto:admin@mwcpaa.com).

**GOVERNMENT-WIDE FINANCIAL STATEMENTS**

**Two Rivers Metropolitan District**  
**Statement of Net Position**  
**December 31, 2022**

	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>
<b>Assets:</b>			
Cash and investments	562,446	1,679,816	2,242,262
Due from County Treasurer	522	-	522
Accounts receivable	29,239	149,632	178,871
Property tax receivable	132,120	-	132,120
Prepaid expenses	23,172	-	23,172
Capital assets, net of accumulated depreciation	2,011,260	2,655,075	4,666,335
<b>Total Assets</b>	<u>2,758,759</u>	<u>4,484,523</u>	<u>7,243,282</u>
<b>Liabilities:</b>			
Accounts payable and accrued liabilities	57,834	-	57,834
Accrued compensated absences	2,389	-	2,389
Operating Advances from Developer:			
Due in more than one year	438,290	246,591	684,881
Infrastructure Advances from Developer:			
Due in more than one year	2,523,000	1,800,000	4,323,000
<b>Total Liabilities</b>	<u>3,021,513</u>	<u>2,046,591</u>	<u>5,068,104</u>
<b>Deferred Inflows of Resources:</b>			
Property tax revenue	132,120	-	132,120
<b>Total Deferred Inflows of Resources</b>	<u>132,120</u>	<u>-</u>	<u>132,120</u>
<b>Net Position:</b>			
Net investment in capital assets	(511,740)	855,075	343,335
Restricted for emergencies	4,757	-	4,757
Restricted for future maintenance	152,465	-	152,465
Unrestricted (deficit)	(40,356)	1,582,857	1,542,501
<b>Total Net Position</b>	<u>(394,874)</u>	<u>2,437,932</u>	<u>2,043,058</u>

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

**Two Rivers Metropolitan District**  
**Statement of Activities**  
**For the Year Ended December 31, 2022**

	Program Revenues			Net (Expense) Revenue and Changes in Net Position			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
<b>Functions/Programs:</b>							
<b>Governmental Activities:</b>							
General government	306,277	9,031	-	-	(297,246)	-	(297,246)
<b>Total Governmental Activities</b>	306,277	9,031	-	-	(297,246)	-	(297,246)
<b>Business-type Activities:</b>							
Water and sewer	457,490	377,892	-	-	-	(79,598)	(79,598)
Infrastructure / Recreation	124,576	115,621	92,375	-	-	83,420	83,420
<b>Total Business-type Activities</b>	582,066	493,513	92,375	-	-	3,822	3,822
<b>Total</b>	888,343	502,544	92,375	-	(297,246)	3,822	(293,424)
<b>General Revenues:</b>							
Property tax					132,440	-	132,440
Specific ownership tax					7,161	-	7,161
Sales tax					181,167	-	181,167
Interest					1,536	880	2,416
Other					9,928	32,612	42,540
<b>Total General Revenues</b>					332,232	33,492	365,724
<b>Change in Net Position</b>					34,986	37,314	72,300
<b>Net Position (Deficit) - Beginning</b>					(429,860)	2,400,618	1,970,758
<b>Net Position (Deficit) - Ending</b>					(394,874)	2,437,932	2,043,058

The accompanying notes are an integral part of these financial statements.  
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**FUND FINANCIAL STATEMENTS**

**Two Rivers Metropolitan District  
Balance Sheet  
Governmental Funds  
December 31, 2022**

	<u>General</u>	<u>Sales Tax</u>	<u>Total Governmental Funds</u>
<b>Assets:</b>			
Cash and investments	439,220	123,226	562,446
Due from County Treasurer	522	-	522
Accounts receivable	-	29,239	29,239
Property tax receivable	132,120	-	132,120
Prepaid expenses	23,172	-	23,172
<b>Total Assets</b>	<u>595,034</u>	<u>152,465</u>	<u>747,499</u>
<b>Liabilities and Fund Balances:</b>			
<b>Liabilities:</b>			
Accounts payable and accrued liabilities	57,834	-	57,834
<b>Total Liabilities</b>	<u>57,834</u>	<u>-</u>	<u>57,834</u>
<b>Deferred Inflows of Resources:</b>			
Property tax revenue	132,120	-	132,120
<b>Total Deferred Inflows of Resources</b>	<u>132,120</u>	<u>-</u>	<u>132,120</u>
<b>Fund Balances:</b>			
Non-spendable	23,172	-	23,172
Restricted for emergencies	4,757	-	4,757
Restricted for future maintenance	-	152,465	152,465
Unassigned	377,151	-	377,151
<b>Total Fund Balances</b>	<u>405,080</u>	<u>152,465</u>	<u>557,545</u>
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balances</b>	<u>595,034</u>	<u>152,465</u>	

**Amounts Reported for Governmental Activities in the Statement  
of Net Position are Different Because:**

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	2,011,260
Long-term liabilities, are not due and payable in the current period and, therefore, are not reported in the funds.	
Accrued vacation	(2,389)
Developer operating advances	(438,290)
Developer financed infrastructure acquisitions	<u>(2,523,000)</u>
<b>Net Position of Governmental Activities</b>	<u>(394,874)</u>

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

**Two Rivers Metropolitan District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Governmental Funds**  
**For the Year Ended December 31, 2022**

	<u>General</u>	<u>Sales Tax</u>	<u>Total Governmental Funds</u>
<b>Revenues:</b>			
Taxes	139,601	181,167	320,768
Rent	9,031	-	9,031
Interest	-	1,536	1,536
Other	9,928	-	9,928
<b>Total Revenues</b>	<u>158,560</u>	<u>182,703</u>	<u>341,263</u>
<b>Expenditures:</b>			
Administration and operations	33,155	115,765	148,920
<b>Total Expenditures</b>	<u>33,155</u>	<u>115,765</u>	<u>148,920</u>
<b>Net Change in Fund Balances</b>	125,405	66,938	192,343
<b>Fund Balances - Beginning</b>	<u>279,675</u>	<u>85,527</u>	<u>365,202</u>
<b>Fund Balances - Ending</b>	<u><u>405,080</u></u>	<u><u>152,465</u></u>	<u><u>557,545</u></u>

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

**Two Rivers Metropolitan District  
 Reconciliation of the Statement of Revenues, Expenditures  
 and Changes in Fund Balances of Governmental Funds  
 to the Statement of Activities  
 For the Year Ended December 31, 2022**

<b>Net Change in Fund Balances of Governmental Funds</b>	<b>192,343</b>
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense:

Depreciation of capital assets	(183,912)
Capital outlay	26,698

The issuance of long-term debt (e.g., bonds, notes, and leases) 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.

Change in accrued vacation	(143)
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<b>Change in Net Position of Governmental Activities</b>	<b>34,986</b>
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**Two Rivers Metropolitan District  
Statement of Net Position  
Proprietary Funds  
December 31, 2022**

	<u>Water &amp; Sewer</u>	<u>Infrastructure &amp; Recreation</u>	<u>Total</u>
<b>Assets:</b>			
<b>Current Assets:</b>			
Cash and investments	1,679,816	-	1,679,816
Due from other funds	5,417	-	5,417
Accounts receivable	57,257	92,375	149,632
<b>Total Current Assets</b>	<u>1,742,490</u>	<u>92,375</u>	<u>1,834,865</u>
<b>Non-Current Assets:</b>			
Capital assets, net of accumulated depreciation	2,485,075	-	2,485,075
Water rights	170,000	-	170,000
<b>Total Non-Current Assets</b>	<u>2,655,075</u>	<u>-</u>	<u>2,655,075</u>
<b>Total Assets</b>	<u>4,397,565</u>	<u>92,375</u>	<u>4,489,940</u>
<b>Long-term Liabilities:</b>			
Due to other funds	-	5,417	5,417
Due to developer - operating advances	246,591	-	246,591
Due to developer - infrastructure purchased	1,800,000	-	1,800,000
<b>Total Long-Term Liabilities</b>	<u>2,046,591</u>	<u>5,417</u>	<u>2,052,008</u>
<b>Total Liabilities</b>	<u>2,046,591</u>	<u>5,417</u>	<u>2,052,008</u>
<b>Net Position:</b>			
Net investment in capital assets	855,075	-	855,075
Unrestricted	1,495,899	86,958	1,582,857
<b>Total Net Position</b>	<u>2,350,974</u>	<u>86,958</u>	<u>2,437,932</u>

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

**Two Rivers Metropolitan District**  
**Statement of Revenues, Expenses and Changes in Net Position**  
**Proprietary Funds**  
**For the Year Ended December 31, 2022**

	<u>Water &amp; Sewer</u>	<u>Infrastructure &amp; Recreation</u>	<u>Total</u>
<b>Operating Revenues:</b>			
Charges for fees and services	377,892	115,621	493,513
TRHOA operating payments	-	92,375	92,375
Finance charges	32,612	-	32,612
Interest	-	279	279
Miscellaneous income	601	-	601
<b>Total Operating Revenues</b>	<u>411,105</u>	<u>208,275</u>	<u>619,380</u>
<b>Operating Expenses:</b>			
Plant operator	67,996	-	67,996
Permits and fees	11,934	-	11,934
Meter expenses	7,112	-	7,112
Engineering	3,849	-	3,849
Community center improvements	-	10,594	10,594
Repairs and maintenance	39,298	44,671	83,969
Utilities	42,887	14,858	57,745
Sludge hauling	33,203	-	33,203
Plant operating expense	875	-	875
Community park lease	-	6,611	6,611
Cleaning	-	5,070	5,070
Miscellaneous expense	-	3,326	3,326
Allocation of overhead	91,044	30,348	121,392
Depreciation	159,292	-	159,292
<b>Total Operating Expenses</b>	<u>457,490</u>	<u>115,478</u>	<u>572,968</u>
<b>Operating Income (Loss):</b>	<u>(46,385)</u>	<u>92,797</u>	<u>46,412</u>
<b>Contributions and Transfers:</b>			
Capital asset contribution in (out)	-	(9,098)	(9,098)
Transfer in	7,701	-	7,701
Transfers (out)	-	(7,701)	(7,701)
<b>Total Contributions and Transfers</b>	<u>7,701</u>	<u>(16,799)</u>	<u>(9,098)</u>
<b>Change in Net Position</b>	(38,684)	75,998	37,314
<b>Total Net Position - Beginning</b>	<u>2,389,658</u>	<u>10,960</u>	<u>2,400,618</u>
<b>Total Net Position - Ending</b>	<u>2,350,974</u>	<u>86,958</u>	<u>2,437,932</u>

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

**Two Rivers Metropolitan District**  
**Statement of Cash Flows**  
**Proprietary Funds**  
**For the Year Ended December 31, 2022**

	<b>Water &amp; Sewer</b>	<b>Infrastructure &amp; Recreation</b>	<b>Total</b>
<b>Cash Flows from Operating Activities:</b>			
Cash received from customers and others	458,188	115,900	574,088
Cash payments for goods and services	(360,872)	(110,061)	(470,933)
Operating contributions from TRHOA	-	150	150
<b>Net Cash (Used) by Operating Activities</b>	<u>97,316</u>	<u>5,989</u>	<u>103,305</u>
<b>Cash Flows from Non-Capital Financing Activities:</b>			
Cash transfers from other funds	7,701	-	7,701
Cash transfers to other funds	-	(7,701)	(7,701)
<b>Net Cash Provided by Non-Capital Financing Activities</b>	<u>7,701</u>	<u>(7,701)</u>	<u>-</u>
<b>Cash Flows from Capital and Related Financing Activities:</b>			
Cash paid for capital additions	(94,233)	-	(94,233)
Contributions (to) from TRHOA	-	(9,098)	(9,098)
<b>Net Cash Provided by Capital and Related Financing Activities</b>	<u>(94,233)</u>	<u>(9,098)</u>	<u>(103,331)</u>
<b>Net Change in Cash</b>	10,784	(10,810)	(26)
<b>Cash and Investments - Beginning</b>	1,669,032	10,810	1,679,842
<b>Cash and Investments - Ending</b>	<u>1,679,816</u>	<u>-</u>	<u>1,679,816</u>
<b>Reconciliation of Operating (Loss) to Net Cash Provided by Operating Activities:</b>			
Operating (loss)	(46,385)	92,797	46,412
<b>Adjustments to reconcile operating (loss) to net cash provided by operating activities:</b>			
Depreciation	159,292	-	159,292
(Increase) decrease in interfund balances	(5,417)	5,417	-
(Increase) in accounts receivable	(10,174)	(92,225)	(102,399)
<b>Total Adjustments</b>	<u>143,701</u>	<u>(86,808)</u>	<u>56,893</u>
<b>Net Cash (Used) by Operating Activities</b>	<u>97,316</u>	<u>5,989</u>	<u>103,305</u>

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

**NOTES TO THE FINANCIAL STATEMENTS**

**Two Rivers Metropolitan District**  
**Notes to the Financial Statements**  
**December 31, 2022**

**I. Summary of Significant Accounting Policies**

**A. Reporting Entity**

The Two Rivers Metropolitan District (the "District") is a quasi-municipal corporation and a political subdivision of the State of Colorado.

The service plan, (the "Service Plan"), submitted in accordance with the Colorado Special District Act, sets forth the formation of the District, comprising approximately 175 acres located in the Dotsero area of unincorporated Eagle County, Colorado. The District was formed to assist in the funding, integration and coordination of metropolitan district services and facilities for the proposed Two Rivers Village Development (the "Community"). The Service Plan was approved August 10, 1998 by Eagle County.

The Community is located in western Eagle County, approximately 6.5 miles west of the Town of Gypsum, near the community of Dotsero and just south of Interstate Highway 70, near the confluence of the Colorado and Eagle Rivers.

The District includes approximately 175 acres. At full build out, it is anticipated that the District will contain approximately (i) 261 residential lots which will be developed for manufactured home residential housing units; (ii) 60 residential condominium units; (iii) 20 residential apartment units; (iv) 5 single family homes; and (v) 5,000 square feet of non-residential space which will be used for retail and office purposes. It is estimated that the population of the District will be approximately 1,215 persons based on three persons per residential living unit.

The reporting entity consists of (a) the primary government; i.e., the District, and (b) organizations for which the District is financially accountable. The District is considered financially accountable for legally separate organizations if it is able to appoint a voting majority of an organization's governing body and is either able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the District. Consideration is also given to other organizations, which are fiscally dependent; i.e., unable to adopt a budget, levy taxes, or issue debt without approval by the District. Organizations for which the nature and significance of their relationship with the District are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete are also included in the reporting entity.

Based on the criteria above, the District is not financially accountable for any other entity nor is the District a component unit of any other government.

**B. Government-wide and Fund Financial Statements**

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the non-fiduciary activities of the primary government. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

**Two Rivers Metropolitan District**  
**Notes to the Financial Statements**  
**December 31, 2022**  
**(Continued)**

**I. Summary of Significant Accounting Policies (continued)**

**B. Government-wide and Fund Financial Statements (continued)**

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segments 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. Other items not properly included among program revenues are reported instead as *general revenues*.

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

**C. 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*, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

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 government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Property taxes and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District.

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 District, except those required to be accounted for in another fund.

The *Sales Tax Fund* accounts for sales tax revenue and maintenance expenditures that the sales tax revenue is restricted for.

**Two Rivers Metropolitan District**  
**Notes to the Financial Statements**  
**December 31, 2022**  
**(Continued)**

**I. Summary of Significant Accounting Policies (continued)**

**C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)**

The District reports the following proprietary funds:

The *Water and Sewer Fund* accounts for the activities of the water and sewer operations.

The *Infrastructure & Recreation Fund* accounts for the activities of maintaining and improving infrastructure in the community.

Amounts reported as *program revenues* include 1) charges to customers or applicants for goods, services or privileges provided, 2) operating grants and contributions. Internally dedicated resources are reported as *general revenues* rather than program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District's Water and Sewer Fund are charges for water and sewer fees. The principal operating revenues of the District's Infrastructure / Recreation Fund are charges for infrastructure fees. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

**D. Receivables and Payables**

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to / from other funds" (i.e., the current portion of interfund loans) or "advances to / from other funds" (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to / from other funds". Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

The trade and property taxes receivable are shown net of uncollectibles. All receivables at December 31, 2022 are considered collectible and, therefore, an allowance for uncollectible taxes and trade receivables has not been recorded.

**E. Prepaid Expense**

Prepaid expenses are amounts paid in the current year for expenses related to the subsequent year.

**Two Rivers Metropolitan District**  
**Notes to the Financial Statements**  
**December 31, 2022**  
**(Continued)**

**I. Summary of Significant Accounting Policies (continued)**

**F. Capital Assets**

The initial capitalized assets of the governmental activities and business-type activities are recorded at historical cost. The reported values exclude normal maintenance and repairs which are essentially amounts spent in relation to capital assets that do not increase the capacity or efficiency of the asset or extend its useful life beyond then original estimates.

Depreciation is provided on a straight-line basis over the estimated useful life of the assets ranging from 20 to 30 years.

**G. Long-term Obligations**

In the government-wide financial statements, and proprietary fund types in the fund financials statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position.

**H. Deferred Outflows and Inflows of Resources**

In addition to liabilities, the statement of financial position will sometimes report a separate section for “deferred inflows of resources.” Deferred inflows of resources represent property taxes levied in the current period to be collected in future periods. The District reports property taxes as deferred inflows of resources in the period the property taxes are levied.

**I. Fund Balance**

The District classifies governmental fund balances as follows:

*Non-spendable* – includes fund balance amounts that cannot be spent either because it is not in spendable form or because of legal or contractual requirements.

*Restricted* – includes fund balance amounts that are constrained for specific purposes which are externally imposed by providers, such as creditors or amounts constrained due to constitutional provisions or enabling legislation.

*Committed* – includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision-making authority which is the Board of Directors.

*Assigned* – includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted or committed. Fund balance may be assigned by the Board of Directors or its management designee.

*Unassigned* - includes residual positive fund balance within the General Fund which has not been classified within the other above-mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

**Two Rivers Metropolitan District  
Notes to the Financial Statements  
December 31, 2022  
(Continued)**

**I. Summary of Significant Accounting Policies (continued)**

**I. Fund Balance (continued)**

The District uses restricted amounts to be spent first when both restricted and unrestricted fund balance is available unless there are legal documents/contracts that prohibit doing this, such as in grant agreements requiring dollar for dollar spending. Additionally, the District first uses committed, then assigned, and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

The District does not have a formal minimum fund balance policy. However, the District's budget includes a calculation of a targeted reserve positions and management calculates targets and reports them annually to Board of Directors.

**II. Stewardship, Compliance, and Accountability**

**A. Budgetary Information**

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for all funds, as required by Colorado Statutes.

In the fall of each year, the District's Board of Directors formally adopts a budget with appropriations for the ensuing year pursuant to the Colorado Local Budget Law. The budget for the governmental funds is adopted on a basis consistent with generally accepted accounting principles ("GAAP"). The budget for the proprietary funds is adopted on a Non-GAAP budgetary basis and are reconciled to GAAP basis on the budget to actual statements and as presented below:

	<b>Water and Sewer Fund</b>	<b>Infrastructure &amp; Recreation Fund</b>	<b>Total</b>
<b>Net Change in Available Resources</b>	26,375	75,998	102,373
<b>Reconciliation to GAAP Basis:</b>			
Capital outlay	94,233	-	94,233
Depreciation	(159,292)	-	(159,292)
<b>Change in Net Position - GAAP Basis</b>	<b>(38,684)</b>	<b>75,998</b>	<b>37,314</b>

As required by Colorado Statutes, the District followed this timetable in approving and enacting a budget for the ensuing year.

- (1) For the 2022 budget, prior to August 25, 2021, the County Assessor sent to the District a certified assessed valuation of all taxable property within the District's boundaries. The County Assessor may change the assessed valuation on or before December 10, 2021, only once by a single notification to the District.
- (2) On or before October 15, 2021, the Budget Director submitted to the District's Board of Directors a recommended budget that detailed the necessary property taxes needed along with other available revenues to meet the District's operating requirements.
- (3) Prior to December 15, 2021, the District computed and certified to the County Commissioners a rate of levy that derived the necessary property taxes as computed in the proposed budget.

**Two Rivers Metropolitan District**  
**Notes to the Financial Statements**  
**December 31, 2022**  
**(Continued)**

**II. Stewardship, Compliance, and Accountability (continued)**

**A. Budgetary Information (continued)**

- (4) After a required publication of “Notice of Proposed Budget” and a public hearing, the District adopted the proposed budget and an appropriating resolution, which legally appropriated expenditures for the upcoming year.
- (5) After adoption of the budget resolution, the District may make the following changes: (a) it may transfer appropriated monies between funds or between spending agencies within a fund, as determined by the original appropriation level; (b) supplemental appropriations to the extent of revenues in excess of the estimate in the budget; (c) emergency appropriations; and (d) reduction of appropriations for which originally estimated revenues are insufficient.

The level of control in the budget at which expenditures exceed appropriations is at the fund level. All appropriations lapse at year-end.

Taxes levied in one year are collected in the succeeding year. Thus, taxes certified in 2022 will be collected in 2023. Taxes are due on January 1st in the year of collection; however, they may be paid in either one installment (no later than April 30th) or two equal installments (not later than February 28th and June 15th) without interest or penalty. Taxes that are not paid within the prescribed time bear interest at the rate of one percent (1%) per month until paid. Unpaid amounts and the accrued interest thereon become delinquent on June 15th.

Encumbrances represent commitments related to unperformed contracts for goods or services. Encumbrance accounting – under which purchase orders, contracts and other commitments for the expenditure of resources are recorded to reserve that portion of the applicable appropriation – is not utilized by the District because it is at present considered not necessary to assure effective budgetary control or to facilitate effective cash planning and control.

**B. TABOR Amendment**

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20, commonly known as the Taxpayer’s Bill of Rights (“TABOR”). TABOR contains revenue, spending, tax, and debt limitations that apply to the State of Colorado and local governments. TABOR requires, with certain exceptions, advance voter approval for any new tax, tax rate increase, mill levy above that of the prior year, extension of any expiring tax, or tax policy change directly causing a net tax revenue gain to any local government.

Except for refinancing bonded debt at a lower interest rate or adding new employees to existing pension plans, TABOR requires advance voter approval for the creation of any multiple-fiscal year or other financial obligation unless adequate present cash reserves are pledged irrevocably and held for payments in future years.

TABOR also requires local governments to establish emergency reserves to be used for declared emergencies only. Emergencies, as defined by TABOR, exclude economic conditions, revenue shortfalls, or salary or fringe benefit increases. These reserves are required to be 3% or more of fiscal year spending (excluding bonded debt service). The District has reserved a portion of its December 31, 2022, year-end fund balances for emergencies in the amount of which is the approximate required reserve at December 31, 2022.

**Two Rivers Metropolitan District**  
**Notes to the Financial Statements**  
**December 31, 2022**  
**(Continued)**

**II. Stewardship, Compliance, and Accountability (continued)**

**B. TABOR Amendment (continued)**

Under TABOR, future spending and revenue limits are determined based on the prior year's fiscal year spending adjusted for inflation in the prior calendar year plus annual local growth. Fiscal year spending is generally defined as expenditures and reserve increases with certain exceptions. Revenue, if any, in excess of the fiscal year spending limit must be refunded in the next fiscal year unless voters approve retention of such revenue.

The District's electorate approved that the District be authorized to collect, retain, and spend all revenues collected from the District's property tax rate of 20 mills, and from all other funds and sources, commencing January 1, 1999, and continuing thereafter, as a voter-approved revenue change, offset, and an exception to the limits which would otherwise apply under Article X, Section 20 of the Colorado Constitution and as a permanent waiver of the 5.5% limitation under Section 29-1-301, C.R.S.

The District's management believes it is in compliance with the financial provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of its provisions, including the interpretation of how to calculate fiscal year spending limits, will require judicial interpretation.

**III. Detailed Notes on All Funds**

**A. 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 coverage provided by the Federal Depository Insurance Corporation ("FDIC") must be collateralized. The eligible collateral is determined by Colorado's Public Deposit Protection Act ("PDPA"). The 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 the aggregate uninsured deposits.

**A. Deposits (continued)**

The State Regulatory Commissions 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.

The District's deposits are entirely covered by Federal Depository Insurance Corporation ("FDIC") or by the collateral held under. The FDIC insures the first \$250,000 of the District's deposits at each financial institution. At December 31, 2022, the District's carrying amount of demand deposits was 131,348 at year end.

**Two Rivers Metropolitan District  
Notes to the Financial Statements  
December 31, 2022  
(Continued)**

**III. Detailed Notes on All Funds (continued)**

*Investments*

The District's Investment Pool consists solely of investments in ColoTrust. The fair value of the pool is determined by the pool's share price. The District has no regulatory oversight for the pool. At December 31, 2022 the District had the following investments:

<b>Investments Measured at Net Asset Value</b>	<b>Total</b>
ColoTrust	2,110,914

- (1) **Interest Rate Risk.** As a means of limiting its exposure to interest rate risk, the District diversifies its investments by security type and institution, and limits holdings in any one type of investment with any one issuer. The District coordinates its investment maturities to closely match cash flow needs and restricts the maximum investment term to less than five years from the purchase date. As a result of the limited length of maturities the District has limited its interest rate risk.
- (2) **Credit Risk.** State law and District policy limit investments to those authorized by State statutes including U.S. Agencies and 2a7-like pools. The District's general investment policy is to apply the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and, in general, avoid speculative investments.
- (3) **Concentration of Credit Risk.** The District diversifies its investments by security type and institution.

For purposes of the cash flow statement, the District considers investments on demand (e.g. ColoTrust) and with a maturity date of three months or less to be cash equivalents.

Investments may only be made in those financial institutions which are insured by the Federal Deposit Insurance Corporation, the Federal Home Mortgage Association, the Federal Savings and Loan Insurance Corporation, congressionally authorized mortgage lenders and investments that are federally guaranteed. Financial institutions holding District funds must provide the District with a statement of collateral in the form of a listing of securities pledged, and a copy of the certificate from the Banking Authority that states that the institution is an eligible public depository. Colorado's PDPA requirement noted above mitigates concentration of credit risk.

**Two Rivers Metropolitan District**  
**Notes to the Financial Statements**  
**December 31, 2022**  
**(Continued)**

**III. Detailed Notes on All Funds (continued)**

**B. Receivables**

Receivables as of year-end for the government's individual funds, including the applicable allowances for uncollectible accounts, are as follows:

	<b>General Fund</b>	<b>Sales Tax Fund</b>	<b>Water and Sewer Fund</b>	<b>Infrastructure / Recreation Fund</b>	<b>Total</b>
Property taxes	132,120	-	-	-	132,120
Due from Two Rivers HOA	-	-	-	92,375	92,375
Due from other governments	-	29,239	-	-	29,239
Due from County Treasurer	522	-	-	-	522
Trade and other receivables	-	-	57,257	-	57,257
<b>Total</b>	<u>132,642</u>	<u>29,239</u>	<u>57,257</u>	<u>92,375</u>	<u>311,513</u>
Less: allowance for uncollectible accounts	-	-	-	-	-
<b>Net Total Receivables</b>	<u><u>132,642</u></u>	<u><u>29,239</u></u>	<u><u>57,257</u></u>	<u><u>92,375</u></u>	<u><u>311,513</u></u>

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**Two Rivers Metropolitan District**  
**Notes to the Financial Statements**  
**December 31, 2022**  
**(Continued)**

**III. Detailed Notes on All Funds (continued)**

**C. Capital Assets**

Capital asset activity for the year ended December 31, 2022 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
<b>Governmental Activities:</b>				
Capital assets not being depreciated:				
Constuction in progress	9,098	9,098	(18,196)	-
Total capital assets not being depreciated	<u>9,098</u>	<u>9,098</u>	<u>(18,196)</u>	<u>-</u>
Capital assets being depreciated:				
Roads, drainage and landscaping	4,109,137	17,599	-	4,126,736
Parks, recreation and open space	887,384	18,196	-	905,580
Total capital assets being depreciated	<u>4,996,521</u>	<u>35,795</u>	<u>-</u>	<u>5,032,316</u>
Less: Accumulated depreciation:				
Roads, drainage and landscaping	(2,129,991)	(137,265)	-	(2,267,256)
Parks, recreation and open space	(707,153)	(46,647)	-	(753,800)
Total accumulated depreciation	<u>(2,837,144)</u>	<u>(183,912)</u>	<u>-</u>	<u>(3,021,056)</u>
<b>Total Governmental Activities, Net</b>	<u><u>2,168,475</u></u>	<u><u>(139,019)</u></u>	<u><u>(18,196)</u></u>	<u><u>2,011,260</u></u>
<b>Business-type Activities:</b>				
Capital assets not being depreciated:				
Water rights	170,000	-	-	170,000
Total capital assets not being depreciated	<u>170,000</u>	<u>-</u>	<u>-</u>	<u>170,000</u>
Capital assets being depreciated:				
Water system	1,748,580	-	-	1,748,580
Sewer system	3,133,009	94,233	-	3,227,242
Total capital assets being depreciated	<u>4,881,589</u>	<u>94,233</u>	<u>-</u>	<u>4,975,822</u>
Less: Accumulated depreciation:				
Water system	(885,800)	(58,745)	-	(944,545)
Sewer system	(1,445,655)	(100,547)	-	(1,546,202)
Total accumulated depreciation	<u>(2,331,455)</u>	<u>(159,292)</u>	<u>-</u>	<u>(2,490,747)</u>
<b>Total Business-type Activities, Net</b>	<u><u>2,720,134</u></u>	<u><u>(65,059)</u></u>	<u><u>-</u></u>	<u><u>2,655,075</u></u>

Depreciation is provided on a straight-line basis over the estimated useful lives of the assets, ranging from 20 to 30 years. The depreciation expense was charged to the primary government as follows:

<b>Governmental Activities:</b>	
General government	<u><u>183,912</u></u>
<b>Business-type Activities:</b>	
Water and Sewer	<u><u>159,292</u></u>

**Two Rivers Metropolitan District  
Notes to the Financial Statements  
December 31, 2022  
(Continued)**

**III. Detailed Notes on All Funds (continued)**

**D. Interfund Balances, Transfers, and Allocation of Overhead**

**1. Transfers**

The Infrastructure & Recreation Fund transferred \$7,701 to the Water & Sewer Fund during 2022 to return previous funding payments.

**2. Allocation of Overhead**

Overhead expenses incurred in the General Fund were allocated across all funds, with half of General Fund overhead expenses allocated to Water and Sewer Fund and one sixth of General Fund overhead expenses allocated to both the Sales Tax Fund and Infrastructure / Recreation Fund in 2022. Allocations of overhead expenses in December 31, 2022 are as follows:

<b>Overhead Allocations:</b>	<b>Amount</b>
Sales Tax Fund	30,348
Water and Sewer Fund	91,044
Infrastructure / Recreation Fund	30,348
Allocated from General Fund	<u>151,740</u>

**E. Long-term Debt**

**1. Developer Operating Advances**

The Developer has advanced to the District operating advances to provide the District with operating funds. The operating advances are to be repaid when the District has available resources to repay the operating advances. There is no interest due on these advances.

**2. Developer Infrastructure Acquisitions Payable**

Dotsero Realty Partners, LLP (the "Initial Developer"), financed the infrastructure of the District and in the year ended December 31, 2005, transferred the ownership of the infrastructure to the District. The electorate of the District on May 4, 2004 authorized debt in the aggregate total of \$4,800,000 to finance the acquisition of the District's infrastructure.

On January 20, 2011, the District approved the assignment of the Infrastructure Acquisition Agreement from the Initial Developer to 2 Rivers Realty, L.P. (the "Current Developer").

The District has recorded as a long-term liability the purchase price of the infrastructure acquired from the Initial Developer. The District intends to pay the long-term liability from the net proceeds of limited tax general obligation bonds or tap fees if such tap fees are in excess of the District's needs. There is no interest due or accruing on the Developer infrastructure payable. It is uncertain as to when the District's assessed valuation of properties within the District will be sufficient to allow the issuance of the limited tax general obligation bonds.

**Two Rivers Metropolitan District  
Notes to the Financial Statements  
December 31, 2022  
(Continued)**

**III. Detailed Notes on All Funds (continued)**

**E. Long-term Debt (continued)**

**3. Tap Fee Revenue Sharing Agreement**

On January 18, 2010, the District entered into a Tap Fee Revenue Sharing Agreement (the "Agreement") with Dotsero Realty Partners, LLLP whereby the District shall remit 75% of future tap fees unless the District uses such tap fees 1) to repay any developer advances; and 2) to establish a reserve escrow up to \$416,000 for sewer improvements to the existing sewer plant and lift station, subject to adjustment as described in the Agreement. The value of the total available water capacity, at 75% of the current \$5,000 water tap fee is \$1,569,375. The value of the total available sewer capacity, at 75% of the current \$5,000 sewer tap fee is \$2,017,500.

On January 20, 2011, the District approved the assignment of the Agreement from Dotsero Realty Partners, LLLP to the 2 Rivers Realty, L.P.

**4. Schedule of Long-term Liabilities**

	<u>Balance at 12/31/21</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance at 12/31/22</u>	<u>Due Within One Year</u>
<b>Governmental Activities:</b>					
Developer operating advances	438,290	-	-	438,290	-
Developer infrastructure payable	2,523,000	-	-	2,523,000	-
Accrued vacation payable	2,247	142	-	2,389	-
<b>Total Governmental Activities</b>	<u>2,963,537</u>	<u>142</u>	<u>-</u>	<u>2,963,679</u>	<u>-</u>
	<u>Balance at 12/31/21</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance at 12/31/22</u>	<u>Due Within One Year</u>
<b>Business-type Activities:</b>					
Developer operating advances	246,591	-	-	246,591	-
Developer Infrastructure payable	1,800,000	-	-	1,800,000	-
<b>Total Business-type Activities</b>	<u>2,046,591</u>	<u>-</u>	<u>-</u>	<u>2,046,591</u>	<u>-</u>

**IV. Other Information**

**A. Risk Management**

The District is exposed to various risks of loss related to workers' compensation, general liability, and worker unemployment. The District has acquired commercial coverage for these risks. Any settled claims are not expected to exceed the commercial insurance coverage. The District is also exposed to the risks of loss related to torts; theft of, damage to, and destruction of assets; and errors and omissions.

**B. Related Parties**

The Developer's representatives make up the majority of the members of the Board of Directors.

**Two Rivers Metropolitan District  
Notes to the Financial Statements  
December 31, 2022  
(Continued)**

**IV. Other Information (continued)**

**C. Economic Dependency**

The District's Board of Directors is controlled by the Developer through December 31, 2022. The Developer operating advances through December 31, 2022 totaled an aggregate amount of \$684,881, which are due to the Developer. The District has financed its acquisition of the infrastructure of the District with a loan from the Developer with a balance at December 31, 2022 of \$4,323,000.

**D. Cost Sharing Agreement with Two Rivers Homeowners Association**

Effective January 1, 2020, the District and Two Rivers Homeowners Owners Association ("TRHOA") entered a Cost Sharing Agreement. Under the agreement, the District will contract for services or hire an employee or employees to provide certain services and functions to the Two Rivers community as listed on Exhibit A of the agreement and that the cost of such services and functions shall be borne equally by the District and TRHOA. The agreement will renew annually until terminated by either party as set forth in the agreement.

TRHOA will reimburse TRMD for 50% of the cost of the services listed on Exhibit A of the agreement after applying a credit for the Excess Revenues as defined in the agreement, such credit to be applied over a multiple year period until a credit equal to the full amount of the Excess Revenues has been applied. The cost of the services will be invoiced periodically by TRMD but no less frequently than annually. Invoices submitted to TRHOA are due within 30 days of receipt. The total cost reimbursement from TRHOA to TRMD in 2022 was \$92,375.

**E. Infrastructure and Recreation Usage Fee**

The District's Board of Directors approved a resolution on April 14, 2020 to impose a monthly Infrastructure and Recreation Usage Fee of \$35 per lot, effective July 1, 2020.

The fee will be used to pay for road repairs, maintenance expenses, snow plowing, landscaping, and the design, construction, operation and maintenance of public park and recreation facilities and programs.

**REQUIRED SUPPLEMENTARY INFORMATION**

**Two Rivers Metropolitan District**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balance**  
**Budget and Actual - General Fund**  
**For the Year Ended December 31, 2022**  
**(With Comparative Totals For the Year Ended 2021)**

	2022			Final Budget Variance Positive (Negative)	2021
	Original Budget	Final Budget	Actual		Actual
<b>Revenues:</b>					
Property taxes	132,836	132,171	132,440	269	120,526
Specific ownership taxes	5,978	5,948	7,161	1,213	6,605
Other income	5,288	5,288	9,928	4,640	5,798
Community Center rentals	2,080	2,080	6,925	4,845	2,400
Ground lease	2,106	2,106	2,106	-	2,025
<b>Total Revenues</b>	<u>148,288</u>	<u>147,593</u>	<u>158,560</u>	<u>10,967</u>	<u>137,354</u>
<b>Expenditures:</b>					
Accounting	64,400	64,400	66,080	(1,680)	56,325
Legal	7,000	7,000	44	6,956	353
Administrative	11,602	11,602	7,164	4,438	6,228
Insurance	17,168	17,168	16,624	544	16,273
Treasurer fee's	3,985	3,965	3,975	(10)	3,617
Wages	118,806	118,806	85,358	33,448	87,974
Payroll taxes	3,969	3,969	4,688	(719)	3,337
Elections	1,000	1,000	962	38	-
Allocation of overhead	(182,454)	(182,454)	(151,740)	(30,714)	(142,075)
<b>Total Expenditures</b>	<u>45,476</u>	<u>45,456</u>	<u>33,155</u>	<u>12,301</u>	<u>32,032</u>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	<u>102,812</u>	<u>102,137</u>	<u>125,405</u>	<u>23,268</u>	<u>105,322</u>
<b>Other Financing Sources (Uses):</b>					
Transfers (out)	(11,000)	(11,000)	-	11,000	(9,999)
<b>Total Other Financing Sources (Uses)</b>	<u>(11,000)</u>	<u>(11,000)</u>	<u>-</u>	<u>11,000</u>	<u>(9,999)</u>
<b>Net Change in Fund Balance</b>	91,812	91,137	125,405	34,268	95,323
<b>Fund Balance - Beginning</b>	<u>269,991</u>	<u>269,991</u>	<u>279,675</u>	<u>9,684</u>	<u>184,352</u>
<b>Fund Balance - Ending</b>	<u>361,803</u>	<u>361,128</u>	<u>405,080</u>	<u>43,952</u>	<u>279,675</u>

**Two Rivers Metropolitan District**  
**Schedule of Revenues and Expenditures**  
**Budget and Actual - Sales Tax Fund**  
**For the Year Ended December 31, 2022**  
**(With Comparative Totals For the Year Ended 2021)**

	<u>2022</u>			<b>Final Budget Variance Positive (Negative)</b>	<u>2021</u>
	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>		<b>Actual</b>
<b>Revenues:</b>					
Sales tax	192,400	192,400	181,167	(11,233)	180,113
Interest	-	-	1,536	1,536	6
<b>Total Revenues</b>	<u>192,400</u>	<u>192,400</u>	<u>182,703</u>	<u>(9,697)</u>	<u>180,119</u>
<b>Expenditures:</b>					
Repairs and maintenance	108,408	108,408	67,727	40,681	67,973
Utilities	6,985	6,985	1,280	5,705	1,836
Snowplowing	19,467	19,467	16,225	3,242	14,787
Allocation of overhead	36,491	36,491	30,348	6,143	28,415
Contingency	20,000	20,000	185	19,815	-
Capital outlay	40,000	40,000	-	40,000	-
<b>Total Expenditures</b>	<u>231,351</u>	<u>231,351</u>	<u>115,765</u>	<u>115,586</u>	<u>113,011</u>
<b>Net Change in Fund Balance</b>	(38,951)	(38,951)	66,938	105,889	67,108
<b>Fund Balance - Beginning</b>	<u>40,870</u>	<u>40,870</u>	<u>85,527</u>	<u>44,657</u>	<u>18,419</u>
<b>Fund Balance - Ending</b>	<u><u>1,919</u></u>	<u><u>1,919</u></u>	<u><u>152,465</u></u>	<u><u>150,546</u></u>	<u><u>85,527</u></u>

**SUPPLEMENTARY INFORMATION**

**Two Rivers Metropolitan District**  
**Schedule of Revenues, Expenses and Transfers**  
**Budget (Non-GAAP Basis) and Actual with Reconciliation to GAAP Basis**  
**Water and Sewer Fund**  
**For the Year Ended December 31, 2022**  
**(With Comparative Totals For the Year Ended 2021)**

	<u>2022</u>			<u>Final Budget</u>	<u>2021</u>
	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>	<u>Actual</u>
<b>Operating Revenues:</b>					
Water and sewer fees	378,574	378,574	377,892	(682)	361,472
Finance charges	4,441	4,441	32,612	28,171	3,529
Grants	325,000	325,000	-	(325,000)	-
Miscellaneous income	-	-	601	601	-
<b>Total Operating Revenues</b>	<u>708,015</u>	<u>708,015</u>	<u>411,105</u>	<u>(296,910)</u>	<u>365,001</u>
<b>Operating Expenses:</b>					
<b>Operation:</b>					
Plant operator	76,968	76,968	67,996	8,972	65,629
Permits and fees	13,591	13,591	11,934	1,657	9,745
Meter expenses	13,777	13,777	7,112	6,665	6,419
Engineering	8,445	8,445	3,849	4,596	3,566
Repairs and maintenance	29,620	29,620	39,298	(9,678)	25,853
Utilities	45,040	45,040	42,887	2,153	40,814
Sludge hauling	85,161	85,161	33,203	51,958	81,810
Plant operating expense	-	-	875	(875)	-
Allocation of overhead	109,473	109,473	91,044	18,429	85,245
Contingency	14,500	14,500	-	14,500	-
<b>Total Operation Expense</b>	<u>396,575</u>	<u>396,575</u>	<u>298,198</u>	<u>98,377</u>	<u>319,081</u>
<b>Capital:</b>					
Infrastructure	1,404,607	1,404,607	94,233	1,310,374	16,689
<b>Total Capital Expense</b>	<u>1,404,607</u>	<u>1,404,607</u>	<u>94,233</u>	<u>1,310,374</u>	<u>16,689</u>
<b>Total Operating Expenses</b>	<u>1,801,182</u>	<u>1,801,182</u>	<u>392,431</u>	<u>1,408,751</u>	<u>335,770</u>
<b>Income (loss) before Contributions and Transfers</b>	<u>(1,093,167)</u>	<u>(1,093,167)</u>	<u>18,674</u>	<u>(1,705,661)</u>	<u>29,231</u>
<b>Contributions and Transfers:</b>					
Tap fees	485,808	485,808	-	(485,808)	157,224
Transfers in	7,701	7,701	7,701	-	60,114
<b>Total Contributions and Transfers</b>	<u>493,509</u>	<u>493,509</u>	<u>7,701</u>	<u>(485,808)</u>	<u>217,338</u>
<b>Change in net position</b>	<u>(599,658)</u>	<u>(599,658)</u>	<u>26,375</u>	<u>(2,191,469)</u>	<u>246,569</u>
<b>Reconciliation to GAAP Basis:</b>					
Capital outlay			94,233		14,131
Depreciation			(159,292)		(159,293)
<b>Change in Net Position - GAAP Basis</b>			<u>(38,684)</u>		<u>101,407</u>

**Two Rivers Metropolitan District**  
**Schedule of Revenues and Expenditures**  
**Budget (Non-GAAP Basis) and Actual with Reconciliation to GAAP Basis**  
**Infrastructure & Recreation Fund**  
**For the Year Ended December 31, 2022**  
**(With Comparative Totals For the Year Ended 2021)**

	2022			Final Budget Variance Positive (Negative)	2021
	Original Budget	Final Budget	Actual		Actual
<b>Operating Revenues:</b>					
Infrastructure and recreation fees	113,664	113,664	115,621	1,957	110,748
TRHOA operating payments	81,451	81,451	92,375	10,924	49,043
Interest	-	-	279	279	-
<b>Total Operating Revenues</b>	<u>195,115</u>	<u>195,115</u>	<u>208,275</u>	<u>13,160</u>	<u>159,791</u>
<b>Operating Expenses:</b>					
<b>Operation:</b>					
Community center improvements	-	-	10,594	(10,594)	-
Repairs and maintenance	98,560	98,560	44,671	53,889	19,082
Utilities	11,428	11,428	14,858	(3,430)	10,453
Community park lease	7,746	7,746	6,611	1,135	7,448
Cleaning	4,160	4,160	5,070	(910)	3,982
Miscellaneous expense	4,516	4,516	3,326	1,190	1,821
Allocation of overhead	36,491	36,491	30,348	6,143	28,415
Contingency	20,000	20,000	-	20,000	-
<b>Total Operation Expenses</b>	<u>182,901</u>	<u>182,901</u>	<u>115,478</u>	<u>67,423</u>	<u>71,201</u>
<b>Operating Income (Loss):</b>	12,214	12,214	92,797	(54,263)	88,590
<b>Income (loss) before Contributions and Transfers</b>	<u>12,214</u>	<u>12,214</u>	<u>92,797</u>	<u>(54,263)</u>	<u>88,590</u>
<b>Contributions and Transfers:</b>					
Capital asset contribution in (out)	-	-	(9,098)	(9,098)	(9,098)
Transfer in	11,000	11,000	-	(11,000)	9,999
Transfers (out)	(7,701)	(7,701)	(7,701)	-	(60,114)
<b>Total Contributions and Transfers</b>	<u>3,299</u>	<u>3,299</u>	<u>(16,799)</u>	<u>(20,098)</u>	<u>(59,213)</u>
<b>Change in net position</b>	<u>15,513</u>	<u>15,513</u>	75,998	<u>(74,361)</u>	29,377
<b>Adjustment to GAAP Basis:</b>					
Depreciation			-		-
<b>Change in Net Position - GAAP Basis</b>			<u>75,998</u>		<u>29,377</u>