

PRAIRIESTAR METROPOLITAN DISTRICT NO. 3

Financial Statements

Year Ended December 31, 2022

with

Independent Auditor's Report

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Dazzio & Associates, PC

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Certified Public Accountants

## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
PrairieStar Metropolitan District No. 3  
Larimer County, Colorado

### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of the PrairieStar Metropolitan District No. 3 (the District), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of December 31, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Basis for Opinions***

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

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

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

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

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the 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***

Management has omitted Management's Discussion and Analysis that 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 financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

### ***Supplemental Information***

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

*Duggio & Associates, P.C.*

September 27, 2023

**PRAIRIESTAR METROPOLITAN DISTRICT NO. 3**

BALANCE SHEET/STATEMENT OF NET POSITION  
GOVERNMENTAL FUNDS  
December 31, 2022

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
<b>ASSETS</b>						
Cash and cash equivalents	\$ 51,684	\$ -	\$ -	\$ 51,684	\$ -	\$ 51,684
Cash and cash equivalents - restricted	291	-	-	291	-	291
Taxes due from County	7	18	-	25	-	25
Accounts receivable - developer	27,777	-	-	27,777	(27,777)	-
Prepaid expenses	1,000	-	-	1,000	-	1,000
Property taxes receivable	7	18	-	25	-	25
Capital assets not being depreciated	-	-	-	-	2,289,634	2,289,634
Total Assets	<u>\$ 80,766</u>	<u>\$ 36</u>	<u>\$ -</u>	<u>\$ 80,802</u>	<u>2,261,857</u>	<u>2,342,659</u>
<b>LIABILITIES</b>						
Accounts payable	\$ 11,484	\$ -	\$ -	\$ 11,484	-	11,484
Payable to District No. 2	69,275	-	-	69,275	-	69,275
Long-term liabilities:						
Due in more than one year	-	-	-	-	2,508,590	2,508,590
Total Liabilities	<u>80,759</u>	<u>-</u>	<u>-</u>	<u>80,759</u>	<u>2,508,590</u>	<u>2,589,349</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Deferred property taxes	<u>7</u>	<u>18</u>	<u>-</u>	<u>25</u>	<u>-</u>	<u>25</u>
Total Deferred Inflows of Resources	<u>7</u>	<u>18</u>	<u>-</u>	<u>25</u>	<u>-</u>	<u>25</u>
<b>FUND BALANCES/NET POSITION</b>						
Fund balances:						
Nonspendable:						
Prepays	1,000	-	-	1,000	(1,000)	-
Restricted:						
Emergencies	291	-	-	291	(291)	-
Debt service	-	18	-	18	(18)	-
Unassigned	<u>(1,291)</u>	<u>-</u>	<u>-</u>	<u>(1,291)</u>	<u>1,291</u>	<u>-</u>
Total Fund Balances	<u>-</u>	<u>18</u>	<u>-</u>	<u>18</u>	<u>(18)</u>	<u>-</u>
Total Liabilities and Fund Balances	<u>\$ 80,766</u>	<u>\$ 36</u>	<u>\$ -</u>	<u>\$ 80,802</u>		
Net Position:						
Restricted for:						
Emergencies					291	291
Debt service					18	18
Unrestricted					<u>(247,024)</u>	<u>(247,024)</u>
Total Net Position (Deficit)					<u>\$ (246,715)</u>	<u>\$ (246,715)</u>

The notes to the financial statements are an integral part of these statements.

**PRAIRIESTAR METROPOLITAN DISTRICT NO. 3**

STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES  
GOVERNMENTAL FUNDS

For the Year Ended December 31, 2022

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
EXPENDITURES						
Accounting and audit	\$ 5,903	\$ -	\$ -	\$ 5,903	\$ -	\$ 5,903
Legal	26,827	-	18,405	45,232	(18,405)	26,827
District management	3,160	-	-	3,160	-	3,160
Miscellaneous	1,059	-	-	1,059	-	1,059
Engineering	-	-	6,162	6,162	(6,162)	-
Capital expenditures	-	-	2,265,067	2,265,067	(2,265,067)	-
Transfer to District 1	55,153	-	-	55,153	-	55,153
Interest on developer advance	-	-	-	-	137,523	137,523
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>137,523</u>	<u>137,523</u>
Total Expenditures	<u>92,102</u>	<u>-</u>	<u>2,289,634</u>	<u>2,381,736</u>	<u>(2,152,111)</u>	<u>229,625</u>
GENERAL REVENUES						
Property taxes	7	17	-	24	-	24
Specific ownership taxes	-	1	-	1	-	1
	<u>-</u>	<u>1</u>	<u>-</u>	<u>1</u>	<u>-</u>	<u>1</u>
Total General Revenues	<u>7</u>	<u>18</u>	<u>-</u>	<u>25</u>	<u>-</u>	<u>25</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES						
	(92,095)	18	(2,289,634)	(2,381,711)	2,152,111	(229,600)
OTHER FINANCING SOURCES (USES)						
Developer advances	92,095	-	2,289,634	2,381,729	(2,381,729)	-
	<u>92,095</u>	<u>-</u>	<u>2,289,634</u>	<u>2,381,729</u>	<u>(2,381,729)</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>92,095</u>	<u>-</u>	<u>2,289,634</u>	<u>2,381,729</u>	<u>(2,381,729)</u>	<u>-</u>
NET CHANGES IN FUND BALANCES						
	-	18	-	18	(18)	
CHANGES IN NET POSITION						
					(229,600)	(229,600)
FUND BALANCES/NET POSITION						
BEGINNING OF YEAR	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(17,115)</u>	<u>(17,115)</u>
END OF YEAR	<u>\$ -</u>	<u>\$ 18</u>	<u>\$ -</u>	<u>\$ 18</u>	<u>\$ (246,733)</u>	<u>\$ (246,715)</u>

The notes to the financial statements are an integral part of these statements.

**PRAIRIESTAR METROPOLITAN DISTRICT NO. 3**

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

For the Year Ended December 31, 2022

	Original <u>Budget</u>	Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
REVENUES				
Property taxes	\$ 6	\$ 7	\$ 7	\$ -
Specific ownership taxes	<u>2</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Revenues	<u>8</u>	<u>7</u>	<u>7</u>	<u>-</u>
EXPENDITURES				
Accounting and audit	7,700	10,700	5,903	4,797
Legal	15,000	50,000	26,827	23,173
District management	-	4,916	3,160	1,756
Insurance	3,000	3,000	-	3,000
Miscellaneous	-	-	1,059	(1,059)
Transfer to District 1	-	51,384	55,153	(3,769)
Contingency	4,017	-	-	-
Emergency Reserve	<u>291</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	<u>30,008</u>	<u>120,000</u>	<u>92,102</u>	<u>27,898</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(30,000)	(119,993)	(92,095)	27,898
OTHER FINANCING SOURCES				
Developer advances	<u>30,000</u>	<u>120,000</u>	<u>92,095</u>	<u>(27,905)</u>
Total Other Financing Sources	<u>30,000</u>	<u>120,000</u>	<u>92,095</u>	<u>(27,905)</u>
NET CHANGE IN FUND BALANCE	-	7	-	(7)
FUND BALANCE:				
BEGINNING OF YEAR	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
END OF YEAR	<u>\$ -</u>	<u>\$ 7</u>	<u>\$ -</u>	<u>\$ (7)</u>

The notes to the financial statements are an integral part of these statements.

## PRAIRIESTAR METROPOLITAN DISTRICT NO. 3

### Notes to Financial Statements December 31, 2022

#### Note 1: Summary of Significant Accounting Policies

The accounting policies of the Prairiestar Metropolitan District No. 3, (“District”) located in Larimer County, Colorado, conform to the accounting principles generally accepted in the United States of America (“GAAP”) as applicable to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

#### Definition of Reporting Entity

The District was organized on December 8, 2010, as a quasi-municipal corporation and political subdivision established under the State of Colorado Special District Act. The District operates pursuant to a service plan approved by the Town of Berthoud (the “Town”) on July 27, 2010 (the “Service Plan”). The District was established to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment and financing of public improvements generally described in the Special District Act, except as specifically limited in the Service Plan. The District is one of four related districts: PrairieStar Metropolitan District Nos. 1, 2 and 4 (the “Districts”). The District's primary source of revenues is Developer advances. The District is governed by an elected Board of Directors.

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the GASB pronouncements, which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets 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 pronouncements also require including a possible component unit if it would be misleading to exclude it.

The District is not financially accountable for any other organization. The District has no component units as defined by the GASB.

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

#### Basis of Presentation

The accompanying financial statements are presented per GASB Statement No. 34 - Special Purpose Governments.

## PRAIRIESTAR METROPOLITAN DISTRICT NO. 3

### Notes to Financial Statements December 31, 2022

The government-wide financial statements (i.e. the governmental funds balance sheet/statement of net position and the governmental funds statement of revenues, expenditures, and changes in fund balances/statement of activities) report information on all of the governmental activities of the District. The statement of net position reports all financial and capital resources of the District. The difference between the (a) assets and deferred outflows of resources and the (b) liabilities and deferred inflows of resources of the District is reported as net position. The statement of activities demonstrates the degree to which expenditures/expenses of the governmental funds are supported by general revenues. For the most part, the effect of interfund activity has been removed from these statements.

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

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

#### Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are collected.

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

## PRAIRIESTAR METROPOLITAN DISTRICT NO. 3

### Notes to Financial Statements December 31, 2022

The District reports the following major governmental funds:

General Fund - The General Fund is the general operating fund of the District. It is used to account for all financial resources not accounted for and reported in another fund.

Debt Service Fund – The Debt Service Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for principal, interest and other debt related costs.

Capital Projects Fund – The Capital Projects Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other assets.

#### Budgetary Accounting

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

#### Assets, Liabilities and Net Position

##### Fair Value of Financial Instruments

The District's financial instruments include cash and investments, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2022, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

##### Deposits and Investments

The District's cash and investments are considered to be cash on hand and short-term investments with maturities of three months or less from the date of acquisition. Investments for the government are reported at fair value.

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a minimum number of bank accounts. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

## PRAIRIESTAR METROPOLITAN DISTRICT NO. 3

### Notes to Financial Statements December 31, 2022

#### Estimates

The preparation of these financial statements in conformity with GAAP requires the District management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net 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 assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has no items that qualify for reporting in this category.

In addition to liabilities, the statement of net 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 assets 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 one type of item that qualifies for reporting in this category. This item is deferred property taxes. Deferred property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

#### Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the assets 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 using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land and certain landscaping improvements are not depreciated.

## PRAIRIESTAR METROPOLITAN DISTRICT NO. 3

### Notes to Financial Statements 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 normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April 30 or if in equal installments, at the taxpayers' election, in February and June. Delinquent taxpayers are notified in July or August and the sales of the resultant tax liens on delinquent properties are generally 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 in the year they are levied and measurable since they are not normally available nor are they budgeted as a resource until the subsequent year. The deferred property taxes are recorded as revenue in the subsequent year when they are available or collected.

#### Fund Equity

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications make the nature and extent of the constraints placed on a government's fund balance more transparent:

#### Nonspendable Fund Balance

Nonspendable fund balance includes amounts that cannot be spent because they are either not spendable in form (such as inventory or prepaids) or are legally or contractually required to be maintained intact.

#### Restricted Fund Balance

The restricted fund balance includes amounts restricted for a specific purpose by external parties such as grantors, bondholders, constitutional provisions or enabling legislation.

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$291 of the General Fund balance has been reserved in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of \$18 is restricted for the payment of the principal and interest on a future bond issue.

PRAIRIESTAR METROPOLITAN DISTRICT NO. 3

Notes to Financial Statements  
December 31, 2022

Committed Fund Balance

The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by a formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

Assigned Fund Balance

Assigned fund balance includes amounts the District intends to use for a specific purpose. Intent can be expressed by the District's Board of Directors or by an official or body to which the Board of Directors delegates the authority.

Unassigned Fund Balance

Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported only in the General Fund, all funds can report negative amounts.

Net Position

Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District can report three categories of net position, as follows:

Net investment in capital assets – consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows or resources related to those assets.

Restricted net position – net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

Unrestricted net position – consists of all other net position that does not meet the definition of the above two components and is available for general use by the District.

The District has a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for the repayment of Developer advances and accrued interest on those advances.

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the District will use the most restrictive net position first.

PRAIRIESTAR METROPOLITAN DISTRICT NO. 3

Notes to Financial Statements  
December 31, 2022

Note 2: Cash and Investments

As of December 31, 2022, cash and investments is classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and cash investments	\$ 51,684
Cash and investments - restricted	<u>291</u>
Total	\$ <u>51,975</u>

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

Deposits with financial institutions	\$ <u>51,975</u>
	\$ <u>51,975</u>

Deposits

Custodial Credit Risk

The Colorado Public Deposit Protection Act, (“PDPA”) requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. 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 is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. 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.

The District follows state statutes for deposits. None of the District’s deposits were exposed to custodial credit risk.

Investments

Credit Risk

The District has elected to follow state statutes for investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

Custodial and Concentration of Credit Risk

None of the District’s investments are subject to custodial or concentration of credit risk.

Interest Rate Risk

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors.

PRAIRIESTAR METROPOLITAN DISTRICT NO. 3

Notes to Financial Statements  
December 31, 2022

Investment Valuation

Certain investments are measured at fair value within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District’s investment is not required to be categorized within the fair value hierarchy. This investment’s value is calculated using the net asset value method (“NAV”) per share.

As of December 31, 2022, the District had no investments.

Note 3: Capital Assets

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

<u>Governmental Type Activities:</u>	<u>Balance</u> <u>1/1/2022</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>12/31/2022</u>
<u>Capital assets not being depreciated:</u>				
Construction in progress	\$ -	\$ 2,289,634	\$ -	\$ 2,289,634
Total capital assets not being depreciated:	<u>-</u>	<u>2,289,634</u>	<u>-</u>	<u>2,289,634</u>
Government type assets, net	<u>\$ -</u>	<u>\$ 2,289,634</u>	<u>\$ -</u>	<u>\$ 2,289,634</u>

Note 4: Long-term Obligations

A description of the long-term obligations as of December 31, 2022, is as follows:

Facilities Funding Acquisition Agreement

The District and PrairieStar, Inc. (the “Developer”) entered into a Facilities Funding and Acquisition Agreement dated and effective December 10, 2021 (“FFAA”). Pursuant to the FFAA, the Developer agrees to construct public improvements and the District agrees to acquire the public improvements subject to the terms in the FFAA and reimburse the Developer for the costs associated with the construction of the public improvements up to \$16,310,000 as needed for fiscal years 2021 through 2030. Interest accrues on amounts reimbursable to the Developer under the FFAA at a rate of 8% per annum. The FFAA does not constitute debt, but is an annual appropriation intended to be repaid through a future bond issuance. The FFAA further provides that if the District has not reimbursed the Developer for construction related expenses by December 31, 2064, any amount or principal and accrued interest outstanding under the FFAA on such date will be deemed forever discharged and satisfied in full. At December 31, 2022, principal and interest due under the FFAA was \$2,314,418 and \$136,756 respectively.

PRAIRIESTAR METROPOLITAN DISTRICT NO. 3

Notes to Financial Statements  
December 31, 2022

Operation Funding Agreement

The District and the Developer entered into an Amended and Restated Operation Funding Agreement, dated November 16, 2022, with an effective date of December 10, 2022 (“OFA”), whereby the Developer agreed to advance up to \$170,000 to the District for operations and maintenance expenses incurred in fiscal years 2021 through 2023. Such advances will accrue simple interest from the date of deposit into the District’s account or from the date of direct payment by the Developer, until paid, at the rate of 8% per annum. The District agreed to reimburse the Developer amounts advanced, or directly paid, subject to annual budget and appropriation. The obligation of the District to reimburse the Developer expires on December 31, 2061. Any amounts of principal and interest owed on or before December 31, 2061, shall be deemed to be forever discharged and satisfied in full. As of December 31, 2022, principal and interest due under the OFA was \$81,433 and \$767, respectively.

The following is an analysis of changes in long-term debt for the year ending December 31, 2022:

	Balance 1/1/2022	Additions	Reductions	Balance 12/31/2022	Current Portion
<b><u>Other:</u></b>					
Developer advances- capital	-	2,314,418	-	2,314,418	-
Interest on Developer advance - capital		136,756	-	136,756	-
Developer advances - operations		81,433	-	81,433	-
Interest on Developer advance - o	-	767	-	767	-
	-	<u>2,533,374</u>	-	<u>2,533,374</u>	-
	\$ -	<u>\$ 2,533,374</u>	\$ -	<u>\$ 2,533,374</u>	\$ -

Debt Authorization

On November 2, 2010 and May 6, 2014, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$915,600,000 at an interest rate not to exceed 18% per annum. Per the District’s Service Plan, the total combined debt issuance limitations for the Districts is \$38,150,000. At December 31, 2022, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

PRAIRIESTAR METROPOLITAN DISTRICT NO. 3

Notes to Financial Statements  
December 31, 2022

	Amount Authorized on November 2, 2010	Amount Authorized on May 6, 2014	District No 2 Series 2016 Limited Tax General Obligation Bonds	District No 2 Series 2021A Limited Tax General Obligation Bonds	District No 2 Series 2021B Limited Tax General Obligation Bonds	Remaining Authorization
Public Improvements	\$ 343,350,000	\$ 343,350,000	\$ 6,195,000	\$ 3,237,735	\$ 13,645,000	\$663,622,265
Operations and Maintenance	38,150,000	38,150,000	-	-	-	76,300,000
Debt Refundings	38,150,000	38,150,000	-	-	-	76,300,000
Intergovernmental Agreements	38,150,000	38,150,000	-	-	-	76,300,000
	<u>\$ 457,800,000</u>	<u>\$ 457,800,000</u>	<u>\$ 6,195,000</u>	<u>\$ 3,237,735</u>	<u>\$ 13,645,000</u>	<u>\$892,522,265</u>

At December 31, 2022, the total outstanding principal obligations of District No. 2 was \$23,377,735, the District has not issued any debt.

Per the District’s Service Plan, the combined amount of debt the Districts can issue cannot exceed \$38,150,000 of which \$15,072,265 remains as of December 31, 2022.

Note 5: District Agreements

Intergovernmental Agreement with the Town

On December 14, 2010, the District entered into an Intergovernmental Agreement (“Agreement”) with the Town whereby the District agreed to various restrictions and notification requirements related to areas such as District dissolution, tax or fee impositions, bond issuances, boundary expansions and service expansions.

Letter Agreement Regarding Tract Conveyances and Funding of Repairs

By letter dated March 25, 2022, PrairieStar Metropolitan District No. 2 (“District No. 2”) and the Developer entered into a Letter Agreement to memorialize the intention of the parties regarding the conveyance of land located within District No. 2 (that same land conveyed to District No. 2 by the Deed described below) (“Property”), from the Developer to District No. 2 (“Letter Agreement”). Pursuant to the Letter Agreement, the Developer agrees to convey the Property to District No. 2, District No. 2 agrees to accept the Property, and the Developer agrees to fund the repair and replacement of certain improvements constructed by the Developer on the Property, as necessary. In consideration of District No. 2’s acceptance of the Property, the Developer agrees to remit funds for the repair and/or replacement of the improvements in the amount of Thirty Thousand Dollars (\$30,000), no later than April 30, 2022.

## PRAIRIESTAR METROPOLITAN DISTRICT NO. 3

### Notes to Financial Statements December 31, 2022

Concurrent with the execution of the Letter Agreement, as more fully described below, the District and District No. 2 entered into a Memorandum of Understanding regarding the operation and maintenance of certain stormwater improvements, District No. 2 partially assigned stormwater maintenance duties to the District, and the Developer conveyed the Property and certain improvements on the Property to District No. 2.

#### Memorandum of Understanding for Stormwater Improvements

On March 25, 2022 the District and District No. 2 entered into a Memorandum of Understanding with regard to the operation and maintenance of certain improvements located on the Property (“Stormwater MOU”). Pursuant to the Stormwater MOU District No. 2 will pay for all operations and maintenance of the improvements that are common amenities for District No. 2, with the exception of certain improvements located on the Property that will be operated and maintained by the District, despite those improvements being located within the boundaries of District No. 2.

District No. 2 and the District agree that the District shall provide for the financing, construction, design, operation, and maintenance of the underground Storm Sewer Pipe, Access Road to Pump Station, Detention Pond, Pump Station, and Alley as more fully described therein (“Stormwater Improvements”) and the District agrees to waive compensation and reimbursement of expenses for same from District No. 2. The obligations of the District under the Stormwater MOU shall extend only to monies appropriated for the purposes of the Stormwater MOU by the Board of Directors of the District. Pursuant to the Stormwater MOU, District No. 2 shall obtain property and liability insurance for the Stormwater Improvements.

The maintenance, repair and replacement of certain improvements, within the boundaries of District No. 2 are required to be performed by District No. 2 per that certain Declaration of Protective Covenants of PrairieStar which was recorded on November 18, 2014, at Reception Number 20140066221, in the Larimer County, Colorado Clerk and Recorder’s records (“Declaration”). The Stormwater MOU reflects the intent of the parties to enter into a partial assignment of the Declaration in order for the District to perform the Stormwater Duties.

#### Partial Assignment of Metropolitan Duties Under the Declaration

Per that certain Partial Assignment of Metropolitan District Duties Under the Declaration, entered into and recorded on March 25, 2022, at Reception Number 20220019263, in the Larimer County, Colorado Clerk and Recorder’s records (“Partial Assignment”), District No. 2 assigns and transfers District No. 2’s Stormwater Duties (defined therein) to the District. The Developer, as Master Developer under the Declaration, acknowledged and consented to the terms of the Partial Assignment.

PRAIRIESTAR METROPOLITAN DISTRICT NO. 3

Notes to Financial Statements  
December 31, 2022

Note 6: Related Parties

All of the Board members are owners or members of or are otherwise associated with the Developer. Management believes that all potential conflicts, if any, have been disclosed to the Board.

Note 7: Tax, Spending and Debt Limitations

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer Bill of Rights (“6G TABOR”), contains tax, spending, revenue and debt limitations which apply to the State of Colorado and all local governments.

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

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.

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

On November 2, 2010 and May 6, 2014, a majority of the District’s electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

Note 7: Risk Management

Except as provided in the Colorado Governmental Immunity Act, 24-10-101, et seq., CRS, the District may be exposed to various risks of loss related to torts, theft of, damage to, or destruction of assets; errors or omissions; injuries to agents; and natural disasters. The District has elected to participate in the Colorado Special Districts Property and Liability Pool (“Pool”) which is an organization created by intergovernmental agreement to provide common liability and casualty insurance coverage to its members at a cost that is considered economically appropriate. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

PRAIRIESTAR METROPOLITAN DISTRICT NO. 3

Notes to Financial Statements  
December 31, 2022

The District pays annual premiums to the Pool for auto, public officials' liability, and property and general liability coverage. In the event aggregated losses incurred by the Pool exceed its amounts recoverable from reinsurance contracts and its accumulated reserves, the District may be called upon to make additional contributions to the Pool on the basis proportionate to other 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 9: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

The Governmental Funds Balance Sheet/Statement of Net Position includes an adjustments column. The adjustments have the following elements:

- 1) capital improvements used in government activities are not financial resources and, therefore are not reported in the funds; and
- 2) long-term liabilities such as developer advances payable and accrued interest payable are not due and payable in the current period and, therefore, are not in the funds.

The Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances/Statement of Activities includes an adjustments column. The adjustments have the following elements:

- 1) governmental funds report capital outlays as expenditures, however, in the statement of activities, the costs of those assets are held as construction in process pending transfer to other governmental entities or depreciated over their useful lives;
- 2) governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities;
- 3) governmental funds report developer advances and/or bond proceeds as revenue; and,
- 4) governmental funds report long-term debt payments as expenditures, however, in the statement of activities, the payment of long-term debt is recorded as a decrease of long-term liabilities.

SUPPLEMENTAL INFORMATION

**PRAIRIESTAR METROPOLITAN DISTRICT NO. 3**

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -  
DEBT SERVICE FUND

For the Year Ended December 31, 2022

	Original & Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
REVENUES			
Property taxes	\$ 17	\$ 17	\$ -
Specific ownership taxes	<u>-</u>	<u>1</u>	<u>1</u>
Total Revenues	<u>17</u>	<u>18</u>	<u>1</u>
EXPENDITURES			
Miscellaneous expense	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	17	18	1
FUND BALANCE:			
BEGINNING OF YEAR	<u>-</u>	<u>-</u>	<u>-</u>
END OF YEAR	<u>\$ 17</u>	<u>\$ 18</u>	<u>\$ 1</u>

The notes to the financial statements are an integral part of these statements.

**PRAIRIESTAR METROPOLITAN DISTRICT NO. 3**

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -  
CAPITAL PROJECTS FUND

For the Year Ended December 31, 2022

	Original & Final		Variance
	<u>Budget</u>	<u>Actual</u>	Favorable <u>(Unfavorable)</u>
REVENUES			
Interest income	\$ -	\$ -	\$ -
Total Revenues	<u>-</u>	<u>-</u>	<u>-</u>
EXPENDITURES			
Legal	-	18,405	(18,405)
Engineering	-	6,162	(6,162)
Capital expenditures	<u>3,000,000</u>	<u>2,265,067</u>	<u>734,933</u>
Total Expenditures	<u>3,000,000</u>	<u>2,289,634</u>	<u>710,366</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(3,000,000)	(2,289,634)	710,366
OTHER FINANCING SOURCES (USES)			
Developer advances	<u>3,000,000</u>	<u>2,289,634</u>	<u>(710,366)</u>
Total Other Financing Sources (Uses)	<u>3,000,000</u>	<u>2,289,634</u>	<u>(710,366)</u>
NET CHANGE IN FUND BALANCE	-	-	-
FUND BALANCE:			
BEGINNING OF YEAR	<u>-</u>	<u>-</u>	<u>-</u>
END OF YEAR	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

The notes to the financial statements are an integral part of these statements.