

**WRIGHT FARMS METROPOLITAN DISTRICT
Adams County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2023

**WRIGHT FARMS METROPOLITAN DISTRICT
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YEAR ENDED DECEMBER 31, 2023**

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Board of Directors
Wright Farms Metropolitan District
Adams County, Colorado

Independent Auditor's Report

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Wright Farms Metropolitan District (the "District"), as of and for the year ended December 31, 2023, 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 accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Wright Farms Metropolitan District as of December 31, 2023, and the respective changes in financial position and the respective 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 (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the 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 (GAAP), and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, 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.

Other Matters

Required Supplemental Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States 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 opinions on the basic financial statements are 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 financial statements as a whole. The supplementary information as listed in the table of contents is presented for the purposes of legal compliance and additional analysis and is not a required part of the financial statements. The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The 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 auditing standards generally accepted in the United States. In our opinion, such information is fairly stated in all material respects in relation to the financial statements as a whole.

Wipfli LLP

Wipfli LLP
Denver, Colorado

July 12, 2024

BASIC FINANCIAL STATEMENTS

**WRIGHT FARMS METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2023**

	<u>Governmental Activities</u>
ASSETS	
Cash and Investments	\$ 2,471,067
Cash and Investments - Restricted	49,246
Prepaid Insurance	16,384
Property Tax Receivable	405,794
Receivable from County Treasurer	2,273
Capital Assets:	
Capital Assets Not Being Depreciated	443,000
Capital Assets Net of Depreciation	<u>1,385,290</u>
Total Assets	<u>4,773,054</u>
LIABILITIES	
Accounts Payable	<u>25,329</u>
Total Liabilities	25,329
DEFERRED INFLOWS OF RESOURCES	
Deferred Property Tax	<u>405,794</u>
Total Deferred Inflows of Resources	<u>405,794</u>
NET POSITION	
Net Investment in Capital Assets	1,828,290
Restricted for:	
Emergency Reserve	16,800
Conservation Trust Fund	32,446
Net Position - Unrestricted	<u>2,464,395</u>
Total Net Position	<u>\$ 4,341,931</u>

See accompanying Notes to Basic Financial Statements.

**WRIGHT FARMS METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2023**

FUNCTIONS/PROGRAMS	Program Revenues		Net Revenues (Expenses) and Changes in Net Position
Primary Government: Governmental Activities: General Government	Charges for Services	Operating Grants and Contributions	Governmental Activities
Total Governmental Activities	Capital Grants and Contributions		
\$ 487,373	\$ -	\$ 28,748	\$ (458,625)
<u>\$ 487,373</u>	<u>\$ -</u>	<u>\$ 28,748</u>	<u>(458,625)</u>
GENERAL REVENUES			
Property Taxes			402,668
Specific Ownership Taxes			27,657
Interest Income			129,736
Other Revenue			166
Total General Revenues and Transfers			<u>560,227</u>
CHANGES IN NET POSITION			
Net Position - Beginning of Year			101,602
			<u>4,240,329</u>
NET POSITION - END OF YEAR			<u>\$ 4,341,931</u>

See accompanying Notes to Basic Financial Statements.

**WRIGHT FARMS METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2023**

	General	Conservation Trust	Total Governmental Funds
ASSETS			
Cash and Investments	\$ 2,471,067	\$ -	\$ 2,471,067
Cash and Investments - Restricted	16,800	32,446	49,246
Receivable from County Treasurer	2,273	-	2,273
Prepaid Insurance	16,384	-	16,384
Property Tax Receivable	405,794	-	405,794
	Total Assets	Total	Total
	\$ 2,912,318	\$ 32,446	\$ 2,944,764
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	\$ 25,329	\$ -	\$ 25,329
Total Liabilities	25,329	-	25,329
DEFERRED INFLOWS OF RESOURCES			
Deferred Property Tax	405,794	-	405,794
Total Deferred Inflows of Resources	405,794	-	405,794
FUND BALANCES			
Nonspendable:			
Prepaid Expense	16,384	-	16,384
Restricted for:			
Emergency Reserves	16,800	-	16,800
Conservation Trust Fund	-	32,446	32,446
Assigned to:			
Subsequent Year's Expenditures	470,700	-	470,700
Unassigned	1,977,311	-	1,977,311
Total Fund Balances	2,481,195	32,446	2,513,641
	Total Liabilities, Deferred Inflows of Resources, and Fund Balances	Total	Total
	\$ 2,912,318	\$ 32,446	\$ 2,944,764

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.

1,828,290

Net Position of Governmental Activities

\$ 4,341,931

See accompanying Notes to Basic Financial Statements.

**WRIGHT FARMS METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2023**

	General	Conservation Trust	Total Governmental Funds
REVENUES			
Property Taxes	\$ 402,668	\$ -	\$ 402,668
Specific Ownership Taxes	27,657	-	27,657
Conservation Trust Fund Proceeds	-	28,748	28,748
Interest Income	128,969	767	129,736
Other Revenue	166	-	166
Total Revenues	559,460	29,515	588,975
EXPENDITURES			
Current:			
Accounting	38,943	-	38,943
Auditing	5,100	-	5,100
County Treasurer's Fee	6,043	-	6,043
Directors' Fees	4,000	-	4,000
District Management	3,375	-	3,375
Dues and Membership	829	-	829
Election	5,455	-	5,455
Insurance	15,272	-	15,272
Landscaping	67,305	-	67,305
Legal	64,588	-	64,588
Miscellaneous	538	-	538
Newsletter	2,037	-	2,037
Change In Market Value	1	-	1
Payroll Taxes	260	-	260
Repairs and Maintenance	32,079	-	32,079
Landscape Enhancements	38,779	-	38,779
Snow Removal	1,985	-	1,985
Storm Drainage	175	-	175
Utilities	2,922	-	2,922
Locates	3,053	-	3,053
Utilities - 12000 Jasmine St	149	-	149
Utilities - 5601 E. 120th Pl	2,530	-	2,530
Utilities - 12295 Krameria St	20,166	-	20,166
Utilities - 12001 Niagara St	17,350	-	17,350
Website	1,910	-	1,910
Capital Projects:			
Irrigation Upgrades	121,445	-	121,445
Signs	41,570	-	41,570
East Side Fence Project	8,767	-	8,767
Total Expenditures	506,626	-	506,626
NET CHANGE IN FUND BALANCES	52,834	29,515	82,349
Fund Balances - Beginning of Year	2,428,361	2,931	2,431,292
FUND BALANCES - END OF YEAR	\$ 2,481,195	\$ 32,446	\$ 2,513,641

See accompanying Notes to Basic Financial Statements.

**WRIGHT FARMS METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2023**

Net Change in Fund Balances - Total Governmental Funds \$ 82,349

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

Governmental funds report capital outlays as expenditures. In the statement of activities capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Therefore, this is the amount of capital outlay, depreciation and dedication of capital assets to other governments, in the current period.

Irrigation Upgrades	121,445
Signs	41,570
East Side Fence Project	8,767
Depreciation Expense	<u>(152,529)</u>

Changes in Net Position of Governmental Activities \$ 101,602

**WRIGHT FARMS METROPOLITAN DISTRICT
GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCE – BUDGET AND ACTUAL
DECEMBER 31, 2023**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 402,634	\$ 402,668	\$ 34
Specific Ownership Taxes	28,184	27,657	(527)
Interest Income	32,000	128,969	96,969
Other Revenue	2,000	166	(1,834)
Total Revenues	<u>464,818</u>	<u>559,460</u>	<u>94,642</u>
EXPENDITURES			
Accounting	51,000	38,943	12,057
Auditing	4,500	5,100	(600)
Contingency	10,601	-	10,601
County Treasurer's Fee	6,040	6,043	(3)
Directors' Fees	6,000	4,000	2,000
District Management	4,000	3,375	625
Dues and Membership	1,200	829	371
Election	15,000	5,455	9,545
Fence and Sign Maintenance	10,000	-	10,000
Insurance	13,000	15,272	(2,272)
Landscaping	65,000	67,305	(2,305)
Legal	48,000	64,588	(16,588)
Miscellaneous	1,000	538	462
Community Relations	2,000	-	2,000
Conference/Seminars	2,500	-	2,500
Newsletter	1,500	2,037	(537)
Change In Market Value	-	1	(1)
Payroll Taxes	459	260	199
Repairs and Maintenance	65,000	32,079	32,921
Playground Maintenance	10,000	-	10,000
Landscape Enhancements	75,000	38,779	36,221
Tree Maintenance	40,000	-	40,000
Snow Removal	20,000	1,985	18,015
Storm Drainage	-	175	(175)
Utilities	75,000	2,922	72,078
Locates	500	3,053	(2,553)
Utilities - 12000 Jasmine St	-	149	(149)
Utilities - 5601 E. 120th Pl	-	2,530	(2,530)
Utilities - 12295 Krameria St	-	20,166	(20,166)
Utilities - 12001 Niagara St	-	17,350	(17,350)
Capital Outlay	50,000	-	50,000
Irrigation Upgrades	175,000	121,445	53,555
Signs	45,000	41,570	3,430
East Side Fence Project	-	8,767	(8,767)
Conservation Trust Fund Projects	26,200	-	26,200
Website	1,500	1,910	(410)
Total Expenditures	<u>825,000</u>	<u>506,626</u>	<u>318,374</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(360,182)	52,834	413,016
OTHER FINANCING SOURCES (USES)			
Transfers from Other Funds	26,200	-	(26,200)
Total Other Financing Sources (Uses)	<u>26,200</u>	<u>-</u>	<u>(26,200)</u>
NET CHANGE IN FUND BALANCE	(333,982)	52,834	386,816
Fund Balance - Beginning of Year	<u>2,343,204</u>	<u>2,428,361</u>	<u>85,157</u>
FUND BALANCE - END OF YEAR	<u>\$ 2,009,222</u>	<u>\$ 2,481,195</u>	<u>\$ 471,973</u>

See accompanying Notes to Basic Financial Statements.

**WRIGHT FARMS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 1 DEFINITION OF REPORTING ENTITY

Wright Farms Metropolitan District (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by order and decree of the District Court of Adams County, on January 3, 1986, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District was established to provide parks and recreational facilities, flood and surface drainage facilities, storm sewer facilities and safety protection facilities within its boundaries. The District's service area is located entirely in Adams County, Colorado.

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

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Government-Wide and Fund Financial Statements

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

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

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is 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.

**WRIGHT FARMS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

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

The District reports the following major governmental funds:

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

The Conservation Trust Fund (a Capital Projects Fund) is used to account for the lottery proceeds received from the state. This revenue is restricted for parks and recreational purposes under state statutes.

Budgets

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

**WRIGHT FARMS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Pooled Cash and Investments

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

Property Taxes

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

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

Capital Assets

Capital assets, which include property, plant and equipment and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Such assets are recorded at historical cost 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 asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable.

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

Pedestrian Bridge/Trails	30 Years
Irrigation System	20 Years
Fencing/Signs	10 to 20 Years
Playground and Park Equipment	5 to 20 Years
Lighting	10 to 15 Years
Tennis Courts/Basketball Courts	5 to 20 Years

**WRIGHT FARMS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Equity

Net Position

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

Fund Balance

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

Nonspendable Fund Balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

Restricted Fund Balance – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

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

Assigned Fund Balance – The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

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

**WRIGHT FARMS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2023, are classified in the accompanying financial statements as follows:

Statement of Net Position:	
Cash and Investments	\$ 2,471,067
Cash and Investments - Restricted	49,246
Total Cash and Investments	<u>\$ 2,520,313</u>

Cash and investments as of December 31, 2023, consist of the following:

Deposits with Financial Institutions	\$ 101,855
Investments	2,418,458
Total Cash and Investments	<u>\$ 2,520,313</u>

Deposits with Financial Institutions

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

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

At December 31, 2023, the District's cash deposits had a bank and carrying balance of \$101,855.

Investments

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

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

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

**WRIGHT FARMS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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

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

As of December 31, 2023, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)		
	Weighted-Average	
COLOTRUST PLUS+/PRIME	Under 60 Days	\$ 2,418,457
	Weighted-Average	
COLOTRUST EDGE	Over 190 Days	1
		<u>\$ 2,418,458</u>

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers three portfolios – COLOTRUST PRIME, COLOTRUST PLUS+, and COLOTRUST EDGE.

COLOTRUST PRIME and COLOTRUST PLUS+, which operate similarly to a money market fund and each share is equal in value to \$1.00, offer daily liquidity. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

**WRIGHT FARMS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

COLOTRUST (Continued)

COLOTRUST EDGE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$10.00 transactional share price. COLOTRUST EDGE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST PRIME and COLOTRUST PLUS+ are rated AAAM by Standard & Poor's. COLOTRUST EDGE is rated AA Af/S1 by Fitch Ratings. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily or weekly, and there is no redemption notice period.

**WRIGHT FARMS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 4 CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2023 follows:

<u>By Classification</u>	<u>Balance at December 31, 2022</u>	<u>Additions</u>	<u>Retirements/ Reclassifications</u>	<u>Balance at December 31, 2023</u>
Capital Assets Not Being Depreciated				
Landscape Improvements	\$ 443,000	\$ -	\$ -	\$ 443,000
Total Capital Assets Not Being Depreciated	<u>443,000</u>	<u>-</u>	<u>-</u>	<u>443,000</u>
Capital Assets Being Depreciated				
East Side Fence Project	259,003	8,767	-	267,770
Pedestrian Bridge/Trail	606,727	-	-	606,727
Storm Drainage Improvements	58,180	-	-	58,180
Irrigation System	217,322	121,445	-	338,767
Entryway Monuments and Fencing	816,511	-	-	816,511
Picnic Pavilion/Gazebos	226,356	-	-	226,356
Playground and Park Equipment	330,833	-	-	330,833
Lighting	11,133	-	-	11,133
Basketball Court	55,813	-	-	55,813
Sidewalks	58,402	-	-	58,402
Tennis Courts	249,631	-	-	249,631
Signs	-	41,570	-	41,570
Total Historical Cost	<u>2,889,911</u>	<u>171,782</u>	<u>-</u>	<u>3,061,693</u>
Less Accumulated Depreciation for:				
East Side Fence Project	-	(26,412)	-	(26,412)
Pedestrian Bridge/Trail	(171,906)	(20,224)	-	(192,130)
Storm Drainage Improvements	(25,454)	(2,909)	-	(28,363)
Irrigation System	(207,097)	(2,182)	-	(209,279)
Entryway Monuments and Fencing	(634,891)	(51,102)	-	(685,993)
Picnic Pavilion/Gazebos	(120,953)	(10,850)	-	(131,803)
Playground and Park Equipment	(195,674)	(16,770)	-	(212,444)
Lighting	(11,133)	-	-	(11,133)
Basketball Court	(44,291)	(1,570)	-	(45,861)
Sidewalks	(3,675)	(2,920)	-	(6,595)
Tennis Courts	(108,800)	(15,165)	-	(123,965)
Signs	-	(2,425)	-	(2,425)
Total Accumulated Depreciation	<u>(1,523,874)</u>	<u>(152,529)</u>	<u>-</u>	<u>(1,676,403)</u>
Total Capital Assets Being Depreciated	<u>1,366,037</u>	<u>19,253</u>	<u>-</u>	<u>1,385,290</u>
Total Capital Assets, Net	<u>\$ 1,809,037</u>	<u>\$ 19,253</u>	<u>\$ -</u>	<u>\$ 1,828,290</u>

In prior years, the County accepted ownership of roads and storm drainage improvements constructed by the District. The District's cost of these improvements has been removed from the District's general capital asset listing. The District is responsible for maintenance of the storm drainage improvements owned by the County.

**WRIGHT FARMS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 4 CAPITAL ASSETS (CONTINUED)

Depreciation expense was charged to functions/programs of the District as follows:

Governmental Activities

General Government	
Total Depreciation Expense - Governmental	
Activities	<u>\$ 152,529</u>

NOTE 5 NET POSITION

The District has net position consisting of three components – net investment in capital assets, restricted, and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2023, the District had net investments in capital assets in the amount of \$1,828,290.

The restricted component of net position includes assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. At December 31, 2023, the District had a restricted net position as follows:

Restricted Net Position:	
Emergencies	\$ 16,800
Conservation Trust Fund	<u>32,446</u>
Total Restricted Net Position	<u>\$ 49,246</u>

The unrestricted component of net position is the net amount of the assets, liabilities, and deferred inflows of resources that are not included in the determination of net investment in capital assets or the restricted component of net position.

NOTE 6 INTERGOVERNMENTAL AGREEMENTS

On April 19, 2001, the District entered into an agreement with Adams County School District 12 (Adams 12) for the design, construction, and maintenance, and financing of tennis facilities for joint use by Adams 12 and the District.

The District leased the property underlying the Tennis Facilities for a period of 10 years, for the price of \$1.00 a year. The lease shall automatically be extended on the same terms for two subsequent terms of 10 years each unless either party provides written notice to the other party of its intention not to extend the lease no later than six months prior to termination of the initial term of any subsequent term. In 2011, the lease was automatically extended to 2021. In 2021, the lease was automatically extended to 2031.

**WRIGHT FARMS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 7 RISK MANAGEMENT

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

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

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

NOTE 8 TAX, SPENDING, AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue, and debt limitations 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 May 3, 1994, the voters within the District authorized an increase in property taxes generated from an operations and maintenance mill levy of up to \$100,000 annually.

The \$100,000 annual increase is considered to be in addition to any other limitation, provided that the operations and maintenance mill levy does not exceed 23 mills.

On November 6, 2012, voters within the District approved an election question allowing the District to receive grant revenues without regard to any spending, revenue-raising, or other limitation contained within TABOR.

SUPPLEMENTARY INFORMATION

**WRIGHT FARMS METROPOLITAN DISTRICT
CONVERSATION TRUST FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2023**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Conservation Trust Fund Proceeds	\$ 26,000	\$ 28,748	\$ 2,748
Interest Income	200	767	567
Total Revenues	<u>26,200</u>	<u>29,515</u>	<u>3,315</u>
EXPENDITURES			
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS OF REVENUES OVER EXPENDITURES	26,200	29,515	3,315
OTHER FINANCING SOURCES (USES)			
Transfers to Other Fund	(26,200)	-	26,200
Total Other Financing Sources (Uses)	<u>(26,200)</u>	<u>-</u>	<u>26,200</u>
NET CHANGE IN FUND BALANCE	-	29,515	29,515
Fund Balance - Beginning of Year	<u>-</u>	<u>2,931</u>	<u>2,931</u>
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ 32,446</u>	<u>\$ 32,446</u>

**WRIGHT FARMS METROPOLITAN DISTRICT
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2023**

Year Ended December 31,	Prior Year Assessed Valuation for Current year Property Tax Levy	Total Mills Levied	Total Property Taxes		Percent Collected to Levied
		General Operations	Levied	Collected	
2019	\$ 26,691,700	15.000	\$ 400,376	\$ 400,375	100.00 %
2020	31,152,450	13.000	404,982	404,700	99.93 %
2021	31,298,000	13.000	406,874	406,961	100.02 %
2022	33,090,410	12.500	413,630	413,666	100.01 %
2023	32,210,770	12.500	402,634	402,668	100.01 %
Estimated for Year Ending December 31, 2024	\$ 38,647,120	10.500	405,794		

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

SOURCE: The Adams County Assessor and Treasurer.