

GODDING HOLLOW METROPOLITAN DISTRICT

Financial Statements

Year Ended December 31, 2023

with

Independent Auditors' Report

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## Independent Auditors' Report

Board of Directors  
Godding Hollow Metropolitan District  
Weld County, Colorado

### **Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund, of the Godding Hollow 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 the 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, 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.

## **Required Supplementary 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.

### **Supplementary 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 listed in the accompanying table of contents is presented for purposes of additional analysis and is not a required part of the basic 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 supplementary information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the 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 financial statements as a whole.

*Tatton and Company, LLC*

Cedaredge, CO  
September 15, 2024

**GODDING HOLLOW METROPOLITAN DISTRICT**

BALANCE SHEET/STATEMENT OF NET POSITION  
GOVERNMENTAL FUNDS  
December 31, 2023

	<u>General</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
<b>ASSETS</b>					
Cash and investments	\$ 55,672	\$ -	\$ 55,672	\$ -	\$ 55,672
Cash and investments - restricted	25,708	-	25,708	-	25,708
Receivable - County Treasurer	2,430	-	2,430	-	2,430
Construction deposits	-	86,366	86,366	-	86,366
Property taxes receivable	808,416	-	808,416	-	808,416
Due from other funds	86,366	-	86,366	(86,366)	-
Capital assets not being depreciation	-	-	-	919,581	919,581
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Total Assets	<u>\$ 978,592</u>	<u>\$ 86,366</u>	<u>\$ 1,064,958</u>	<u>833,215</u>	<u>1,898,173</u>
<b>LIABILITIES</b>					
Accounts payable	\$ 2,704	\$ -	\$ 2,704	\$ -	\$ 2,704
Due to the Town of Frederick	45,972	-	45,972	-	45,972
Due to other funds	-	86,366	86,366	(86,366)	-
Long-term liabilities:					
Due in more than one year	-	-	-	383,626	383,626
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Total Liabilities	<u>48,676</u>	<u>86,366</u>	<u>135,042</u>	<u>297,260</u>	<u>432,302</u>
<b>DEFERRED INFLOW OF RESOURCES</b>					
Deferred property taxes	<u>808,416</u>	<u>          </u>	<u>808,416</u>	<u>          </u>	<u>808,416</u>
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Total Deferred Inflows of Resources	<u>808,416</u>	<u>          </u>	<u>808,416</u>	<u>          </u>	<u>808,416</u>
<b>FUND BALANCES/NET POSITION</b>					
Fund Balances:					
Restricted:					
Emergencies	25,708	-	25,708	(25,708)	-
Unassigned	<u>95,792</u>	<u>          </u>	<u>95,792</u>	<u>(95,792)</u>	<u>          </u>
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Total Fund Balances	<u>121,500</u>	<u>          </u>	<u>121,500</u>	<u>(121,500)</u>	<u>          </u>
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Total Liabilities, Deferred Inflows of of Resources and Fund Balances	<u>\$ 978,592</u>	<u>\$ 86,366</u>	<u>\$ 1,064,958</u>		
<b>Net Position:</b>					
Restricted for:					
Emergencies				25,708	25,708
Unrestricted				<u>631,747</u>	<u>631,747</u>
				<u>          </u>	<u>          </u>
Total Net Position				<u>\$ 657,455</u>	<u>\$ 657,455</u>

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

**GODDING HOLLOW METROPOLITAN DISTRICT**

STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES  
GOVERNMENTAL FUNDS  
For the Year Ended December 31, 2023

	<u>General</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
<b>EXPENDITURES</b>					
General expenses:					
Audit	\$ 1,926	\$ -	\$ 1,926	\$ -	\$ 1,926
Election	45	-	45	-	45
Engineering	3,098	-	3,098	-	3,098
Insurance	2,076	-	2,076	-	2,076
Legal	13,909	-	13,909	-	13,909
Management & accounting	4,800	-	4,800	-	4,800
Miscellaneous expenses	535	-	535	-	535
Transfers to other governmental entities	45,972	-	45,972	-	45,972
Treasurer's fees	10,521	-	10,521	-	10,521
Treasurer's fees - Contractual	672	-	672	-	672
Capital expenses:					
Capital outlay	-	919,581	919,581	(919,581)	-
Debt service:					
Repay developer advances - Principal	-	541,742	541,742	(541,742)	-
Repay developer advances - Interest	-	<u>33,748</u>	<u>33,748</u>	<u>5,787</u>	<u>39,535</u>
Total Expenditures	<u>83,554</u>	<u>1,495,071</u>	<u>1,578,625</u>	<u>(1,455,536)</u>	<u>123,089</u>
<b>GENERAL REVENUES</b>					
Property taxes	700,854	-	700,854	-	700,854
Specific ownership taxes	29,891	-	29,891	-	29,891
Property taxes - Contractual	44,735	-	44,735	-	44,735
Specific ownership taxes - Contractual	1,908	-	1,908	-	1,908
Interest income	<u>629</u>	<u>-</u>	<u>629</u>	<u>-</u>	<u>629</u>
Total General Revenues	<u>778,017</u>	<u>-</u>	<u>778,017</u>	<u>-</u>	<u>778,017</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	694,463	(1,495,071)	(800,608)	1,455,536	654,928
<b>OTHER FINANCING SOURCES (USES)</b>					
Developer advances	-	919,581	919,581	(919,581)	-
Transfer to (from) other funds	<u>(661,591)</u>	<u>661,591</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>(661,591)</u>	<u>1,581,172</u>	<u>919,581</u>	<u>(919,581)</u>	<u>-</u>
<b>NET CHANGES IN FUND BALANCES</b>	32,872	86,101	118,973	(118,973)	
<b>CHANGE IN NET POSITION</b>				654,928	654,928
<b>FUND BALANCES (DEFICIT)/NET POSITION:</b>					
BEGINNING OF YEAR	<u>88,628</u>	<u>(86,101)</u>	<u>2,527</u>	<u>-</u>	<u>2,527</u>
END OF YEAR	<u>\$ 121,500</u>	<u>\$ -</u>	<u>\$ 121,500</u>	<u>\$ 535,955</u>	<u>\$ 657,455</u>

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

**GODDING HOLLOW METROPOLITAN DISTRICT**

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

For the Year Ended December 31, 2023

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
<b>REVENUES</b>				
Property taxes	\$ 702,868	\$ 702,868	\$ 700,854	\$ (2,014)
Specific ownership taxes	42,172	42,172	29,891	(12,281)
Property taxes - Contractual	44,864	44,864	44,735	(129)
Specific ownership taxes - Contractual	2,692	2,692	1,908	(784)
Interest income	<u>-</u>	<u>-</u>	<u>629</u>	<u>629</u>
Total Revenues	<u>792,596</u>	<u>792,596</u>	<u>778,017</u>	<u>(14,579)</u>
<b>EXPENDITURES</b>				
Audit	1,500	1,850	1,926	(76)
Election	5,000	45	45	-
Engineering	7,500	7,500	3,098	4,402
Insurance	2,387	2,076	2,076	-
Legal	20,000	15,000	13,909	1,091
Management & accounting	4,800	4,800	4,800	-
Miscellaneous expenses	1,638	1,128	535	593
Transfers to other governmental entities	46,883	46,883	45,972	911
Treasurer's fees	10,543	10,543	10,521	22
Treasurer's fees - Contractual	673	673	672	1
Contingency	22,000	-	-	-
Emergency Reserve	<u>21,785</u>	<u>23,778</u>	<u>-</u>	<u>23,778</u>
Total Expenditures	<u>144,709</u>	<u>114,276</u>	<u>83,554</u>	<u>30,722</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>647,887</b>	<b>678,320</b>	<b>694,463</b>	<b>16,143</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer to (from) other funds	<u>(648,000)</u>	<u>(748,000)</u>	<u>(661,591)</u>	<u>86,409</u>
Total Other Financing Sources (Uses)	<u>(648,000)</u>	<u>(748,000)</u>	<u>(661,591)</u>	<u>86,409</u>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(113)</b>	<b>(69,680)</b>	<b>32,872</b>	<b>102,552</b>
<b>FUND BALANCE:</b>				
BEGINNING OF YEAR	<u>92,669</u>	<u>91,496</u>	<u>88,628</u>	<u>(2,868)</u>
END OF YEAR	<u>\$ 92,556</u>	<u>\$ 21,816</u>	<u>\$ 121,500</u>	<u>\$ 99,684</u>

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

# GODDING HOLLOW METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2023

### Note 1: Summary of Significant Accounting Policies

The accounting policies of the Godding Hollow Metropolitan District ("the District"), located in Weld County, Colorado, (the "County"), 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 in November 2009, as a quasi-municipal organization established under the State of Colorado Special District Act. The District was established to provide for the planning, design, financing, acquisition, construction and installation of public improvements as defined in the Service Plan. The District's primary revenues are property taxes. 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 GASB Statement No. 61, The Financial Reporting Entity: Omnibus, which amended GASB Statement No. 14, The Financial Reporting Entity and GASB Statement No. 39, Determining Whether Certain Organizations are Component Units, which provides 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.

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

# GODDING HOLLOW METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2023

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.

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.

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.

# GODDING HOLLOW METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2023

### Budgetary Accounting

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.

On October 26, 2023, the District amended its total appropriations in the General Fund from \$792,709 to \$862,276 primarily due to the increase in the transfer of funds to the Capital Projects fund for the repayment of developer advances. On September 26, 2024, the District amended its total appropriations in the Capital Projects Fund from \$1,148,000 to \$1,534,000 primarily due to increase in developer advances received over the amount budgeted.

### Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position

#### Fair Value of Financial Instruments

The District's financial instruments include cash and cash equivalents, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2023, 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 cash equivalents 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.

#### 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 financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. As of December 31, 2023, the District has no items that qualify for reporting in this category.

## GODDING HOLLOW METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2023

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net 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 item that qualifies for reporting in this category. Deferred property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

#### Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities.

#### 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 fixed 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. No depreciation expense was recognized during 2023.

#### 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 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.

# GODDING HOLLOW METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2023

### 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 \$25,708 of the General Fund balance has been restricted in compliance with this requirement.

### 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 other funds can report negative amounts.

For the classification of Governmental Fund balances, the District considers an expenditure to be made from the most restrictive first when more than one classification is available.

### Net Position

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

GODDING HOLLOW METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023

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 of 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.

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.

Note 2: Cash and investments

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

Statement of net position:	
Cash and investments	\$ 55,672
Cash and investments – restricted	<u>25,708</u>
	<u>\$ 81,380</u>

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

Deposits with financial institutions	<u>\$ 81,380</u>
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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 does not have a formal policy for deposits. None of the District's deposits were exposed to custodial credit risk.

The District does not have any investments as of December 31, 2023.

GODDING HOLLOW METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023

Note 3: Capital Assets

	Balance <u>12/31/22</u>	<u>Additions</u>	<u>Deletions</u>	Balance <u>12/31/23</u>
<u>Capital assets not being depreciated:</u>				
Construction in Progress	\$ -	\$ 919,581	\$ -	\$ 919,581
Total capital assets not being depreciated	-	919,581	-	919,581
Government type assets	\$ -	\$ 919,581	\$ -	\$ 919,581

Upon completion and acceptance, all fixed assets will be conveyed by the District to other local governments. The District will not be responsible for maintenance.

Note 4: Long Term Debt

The following is an analysis of changes in long-term debt for the period ending December 31, 2023:

	Balance <u>12/31/22</u>	<u>Additions</u>	<u>Deletions</u>	Balance <u>12/31/23</u>	<u>Current Portion</u>
<u>Other</u>					
Developer Advances - Capital	\$ -	\$ 919,581	\$ 541,742	\$ 377,839	\$ -
Developer Advances - Capital - Accrued Interest	-	39,535	33,748	5,787	-
Total	-	959,116	575,490	383,626	-
	\$ -	\$ 959,116	\$ 575,490	\$ 383,626	\$ -

A description of the long-term obligations as of December 31, 2023, is as follows:

Facilities Funding and Acquisition Agreement

On October 28, 2021, effective January 1, 2021, the District and Shadetree Eagle, LLC, (the “Developer”) entered into the Facilities Funding and Acquisition Agreement, (“FFA”). Pursuant to the FFA, the Developer has previously expended funds and agrees to advance funds to the District in the future for the design, construction, and installation of certain public improvements and the District agrees to reimburse the Developer for such expended funds. Under the terms of the FFA, the Developer has agreed to advance funds on a periodic basis for the years 2021 through 2023, up to a maximum of \$2,000,000. The advances shall accrue simple interest at the rate of 6.5%. In the event the District has not paid or reimbursed the Developer for any amounts owing by December 31, 2061, any amount of principal and interest outstanding on such date shall be deemed to be forever discharged and satisfied in full. As of December 31, 2023, the principal amount of the reimbursement obligation under the FFA Agreement was \$377,839 along with accrued interest in the amount of \$5,787.

# GODDING HOLLOW METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2023

### 2019-2023 Operation Funding Agreement

On October 10, 2019, effective January 1, 2019, the District and the Developer entered into a 2019-2023 Operation Funding Agreement (the “2019-2023 OFA”). Pursuant to the 2019-2023 OFA, the Developer committed to advance funds to the District or directly pay the District’s operations, maintenance, and administrative expenses up to a maximum amount of \$100,000, and the District is to repay the Developer for such advances at a rate of 6.5% per annum calculated from the date of deposit to the District’s account or paid by the Developer. As of December 31, 2023, there were no outstanding advances.

### Debt Authorization

As of December 31, 2023, the District had \$88,262,833 of voted but unissued debt for providing public improvements and \$7,387,208 of additional debt capacity under its current Service Plan limit. In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area. The District has not budgeted to issue any debt during 2024.

### Note 5: Agreements

#### Intergovernmental Agreement – Town of Frederick

On January 10, 2010, the District and the Town of Frederick (“Town”) entered into an Intergovernmental Agreement (“IGA”). Pursuant to the IGA, the District agreed to impose a mill levy of 3 mills for the purposes of financing capital improvements or for financing operations and maintenance expenses associated with Town capital improvements, which revenues shall be remitted to the Town upon the District’s receipts. As of December 31, 2023, the District owes \$45,972 to the Town for the 2023 collections under the IGA.

### Note 6: Related Party

All of the Board of Directors are employees, owners or are otherwise associated with the Developer and may have conflicts of interest in dealing with the District. 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 (“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.

## GODDING HOLLOW METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2023

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 3, 2009, 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 8: Risk Management

Except as provided in the Colorado Governmental Immunity Act, Section 24-10-101, et seq., C.R.S., 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 (the "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.

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: Interfund and Operating Transfers

The transfer of \$661,591 from the General Fund to the Capital Project Fund was transferred for the purpose of repaying developer advances under the FFA.

GODDING HOLLOW METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023

Note 10: 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 and accrued developer advance 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 progress 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 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

**GODDING HOLLOW METROPOLITAN DISTRICT**

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

For the Year Ended December 31, 2023

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
<b>REVENUES</b>				
Interest income	\$ -	\$ -	\$ -	\$ -
Total Revenues	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>				
Capital outlay	1,148,000	950,000	919,581	30,419
Repay developer advances - Principal	-	550,000	541,742	8,258
Repay developer advances - Interest	-	34,000	33,748	252
Total Expenditures	<u>1,148,000</u>	<u>1,534,000</u>	<u>1,495,071</u>	<u>38,929</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>(1,148,000)</b>	<b>(1,534,000)</b>	<b>(1,495,071)</b>	<b>38,929</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Developer advances	500,000	950,000	919,581	(30,419)
Transfer to (from) other funds	648,000	748,000	661,591	(86,409)
Total Other Financing Sources (Uses)	<u>1,148,000</u>	<u>1,698,000</u>	<u>1,581,172</u>	<u>(116,828)</u>
<b>NET CHANGE IN FUND BALANCE</b>	<b>-</b>	<b>164,000</b>	<b>86,101</b>	<b>(77,899)</b>
<b>FUND BALANCE (DEFICIT):</b>				
BEGINNING OF YEAR	<u>117,508</u>	<u>(86,101)</u>	<u>(86,101)</u>	<u>-</u>
END OF YEAR	<u><u>\$ 117,508</u></u>	<u><u>\$ 77,899</u></u>	<u><u>\$ -</u></u>	<u><u>\$ (77,899)</u></u>