

# LANTERNS ROCK CREEK METROPOLITAN DISTRICT

## 2022 ANNUAL REPORT TO THE TOWN OF SUPERIOR, COLORADO

Pursuant to §32-1-207(3)(c), C.R.S. and the Service Plan for Lanterns Rock Creek Metropolitan District (the “**District**”), the District is required to provide an annual report to the Town of Superior with regard to the following matters:

For the year ending December 31, 2022, the District makes the following report:

### §32-1-207(3), C.R.S. Statutory Requirements

**1. Boundary changes made.**

*The District did not make any boundary changes to the District’s boundaries in 2022.*

**2. Intergovernmental agreements entered into or terminated with other governmental entities.**

*The District did not enter into or terminate any intergovernmental agreements with other governmental entities in 2022.*

**3. Access information to obtain a copy of rules and regulations adopted by the board.**

*As of December 31, 2022, the District had not adopted any rules or regulations.*

**4. A summary of litigation involving public improvements owned by the District.**

*To our actual knowledge, based on review of the court records in Boulder County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District’s public improvements as of December 31, 2022.*

**5. The status of the construction of public improvements by the District.**

*The Developer previously completed and constructed all of the public improvements needed for the project. The public improvement construction costs were verified and reimbursed by the District.*

**6. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality.**

*The Developer constructed and dedicated all public improvements to the Town as applicable and pursuant to Developer/Town development agreements.*

**7. The final assessed valuation of the District as of December 31<sup>st</sup> of the reporting year.**

*The District received a 2022 certification of assessed valuation from the Boulder County Assessor in the amount of \$3,182,445.*

**8. A copy of the current year's budget.**

*A copy of the 2023 Budget is attached hereto as **Exhibit A**.*

**9. A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.**

*A copy of the 2021 Audit is attached hereto as **Exhibit B**.*

**10. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the District.**

*There were no uncured events of default that continued beyond a ninety (90) day period, under any Debt instrument.*

**11. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety (90) day period.**

*The District did not experience any inability to pay its obligations as they came due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.*

**Service Plan Requirements**

**12. Architectural plans, if any.**

*N/A*

**13. BID documents and construction contracts, if any.**

*None. The Developer of the project is performing the public improvement construction and applies for reimbursement from the District. The District engages an engineer who reviews the applications and certifies the public improvement costs to be reimbursed.*

**14. Ballot Questions.**

*The District held a Director's Election in May, 2022. The election was cancelled because there were not more candidates than offices to be filled. There were no additional ballot questions.*

**15. Resolutions authorizing Debt.**

*In August 2020, the District issued limited tax general obligation bonds Series 2020A(3) in the amount of \$1,495,000.*

**16. Financing documents related to the issuance of Debt.**

*The following Series 2020A(3) Bond documents were previously submitted with the 2021 Annual Report: Indenture of Trust, Bond Resolution and Limited Offering Memorandum.*

**17. Credit agreements, and any amendments thereto.**

*None.*

**EXHIBIT A**  
**2023 Budget**

**LANTERNS ROCK CREEK METROPOLITAN DISTRICT**  
**2023**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2023 budget for the Lanterns Rock Creek Metropolitan District.

The Lanterns Rock Creek Metropolitan District has adopted two funds, a General Fund to provide for the payment of general operating expenditures and a Debt Service Fund to provide for payments on the proposed general obligation debt.

The district's accountants have utilized the modified accrual basis of accounting and the budget has been adopted after proper postings, publications, and public hearing.

The primary sources of revenue for the district in 2023 will be property taxes. The district intends to impose a mill levy of 38.306 mills on all property within the district for 2023, of which 10.000 mills will be dedicated to the General Fund and the balance of 28.306 mills will be allocated to the Debt Service Fund.

**Lanterns Rock Creek Metropolitan District**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>6/30/2022</u>	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ 11,038
Revenues:					
Property taxes	12,036	37,099	37,099	37,099	31,825
Specific ownership taxes	596	1,856	782	1,600	1,591
Interest Income	11	-	138	300	-
Developer advances	10,790	2,949	-	-	-
Total revenues	<u>23,433</u>	<u>41,904</u>	<u>38,019</u>	<u>38,999</u>	<u>33,416</u>
Total funds available	<u>23,433</u>	<u>41,904</u>	<u>38,019</u>	<u>38,999</u>	<u>44,454</u>
Expenditures:					
Accounting/Audit	11,305	8,500	2,831	10,000	10,000
Election	-	5,000	1,772	2,000	5,000
Insurance/ SDA Dues	3,512	4,000	3,259	3,259	4,000
Legal	8,415	20,000	2,934	9,000	15,000
Miscellaneous	20	200	44	3,500	200
Treasurer's Fees	181	556	557	202	477
Contingency	-	2,500	-	-	8,737
Emergency Reserve	-	1,148	-	-	1,040
Total expenditures	<u>23,433</u>	<u>41,904</u>	<u>11,397</u>	<u>27,961</u>	<u>44,454</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 26,622</u>	<u>\$ 11,038</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 3,709,881</u>			<u>\$ 3,182,445</u>
Mill Levy		<u>10.000</u>			<u>10.000</u>

**Lanterns Rock Creek Metropolitan District**  
**Adopted Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>6/30/2022</u>	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ 28,935	\$ -	\$ 26,595	\$ 26,595	\$ 399
Revenues:					
Property taxes	33,500	103,253	103,253	103,253	90,082
Specific ownership taxes	1,659	5,163	2,178	4,300	4,504
Transfer from Capital Projects	-	-	-	-	-
Interest income	<u>3</u>	<u>-</u>	<u>110</u>	<u>300</u>	<u>-</u>
Total revenues	<u>35,162</u>	<u>108,416</u>	<u>105,541</u>	<u>107,853</u>	<u>94,586</u>
Total funds available	<u>64,097</u>	<u>108,416</u>	<u>132,136</u>	<u>134,448</u>	<u>94,985</u>
Expenditures:					
Bond interest expense	32,999	104,367	-	130,000	89,634
Treasurer's fees	503	1,549	1,549	1,549	1,351
Trustee / paying agent fees	<u>4,000</u>	<u>2,500</u>	<u>-</u>	<u>2,500</u>	<u>4,000</u>
Total expenditures	<u>37,502</u>	<u>108,416</u>	<u>1,549</u>	<u>134,049</u>	<u>94,985</u>
Ending fund balance	<u>\$ 26,595</u>	<u>\$ -</u>	<u>\$ 130,587</u>	<u>\$ 399</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 3,709,881</u>			<u>\$ 3,182,445</u>
Mill Levy		<u>27.832</u>			<u>28.306</u>
Total Mill Levy		<u>37.832</u>			<u>38.306</u>

**EXHIBIT B**  
**2021 Audit**



LANTERNS ROCK CREEK METROPOLITAN DISTRICT

Financial Statements

Year Ended December 31, 2021

with

Independent Auditor's Report

## C O N T E N T S

	<u>Page</u>
<u>Independent Auditor's Report</u>	I
<u>Basic Financial Statements</u>	
Balance Sheet/Statement of Net Position - Governmental Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balances/Statement of Activities - Governmental Funds	2
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund	3
Notes to Financial Statements	4
<u>Supplemental Information</u>	
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual – Debt Service Fund	17
Summary of Assessed Valuation, Mill Levy and Property Taxes Collected	18

Board of Directors  
Lanterns Rock Creek Metropolitan District  
Boulder County, Colorado

## Independent Auditor's Report

### **Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Lanterns Rock Creek Metropolitan District (the "District"), as of and for the year ended December 31, 2021, 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 Lanterns Rock Creek Metropolitan District as of December 31, 2021, 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 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 basic financial statements. The supplemental 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 basic financial statements. The supplemental 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, such information is fairly stated in all material respects in relation to the basic financial statements as a whole.

*Wipfli LLP*

Wipfli LLP  
Lakewood, Colorado

September 15, 2022

**LANTERNS ROCK CREEK METROPOLITAN DISTRICT**

BALANCE SHEET/STATEMENT OF NET POSITION  
GOVERNMENTAL FUNDS  
December 31, 2021

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
<b>ASSETS</b>					
Cash and investments - restricted	\$ 1,115	\$ 15,769	\$ 16,884	\$ -	\$ 16,884
Receivable - County Treasurer	53	146	199	-	199
Property taxes receivable	37,099	103,253	140,352	-	140,352
Developer receivable	9,132	10,680	19,812	(19,812)	-
Prepaid expenses	450	-	450	-	450
Capital assets not being depreciated	-	-	-	3,662,665	3,662,665
Total Assets	<u>\$ 47,849</u>	<u>\$ 129,848</u>	<u>\$ 177,697</u>	<u>3,642,853</u>	<u>3,820,550</u>
<b>LIABILITIES</b>					
Accounts payable	\$ 10,750	\$ -	\$ 10,750	-	10,750
Accrued interest	-	-	-	68,539	68,539
Long-term liabilities:					
Due in more than one year	-	-	-	4,196,674	4,196,674
Total Liabilities	<u>10,750</u>	<u>-</u>	<u>10,750</u>	<u>4,265,213</u>	<u>4,275,963</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred property taxes	<u>37,099</u>	<u>103,253</u>	<u>140,352</u>	<u>-</u>	<u>140,352</u>
Total Deferred Inflows of Resources	<u>37,099</u>	<u>103,253</u>	<u>140,352</u>	<u>-</u>	<u>140,352</u>
<b>FUND BALANCES/NET POSITION</b>					
Fund Balances:					
Nonspendable:					
Prepays	450	-	450	(450)	-
Restricted:					
Emergencies	1,148	-	1,148	(1,148)	-
Debt service	-	26,595	26,595	(26,595)	-
Unassigned	<u>(1,598)</u>	<u>-</u>	<u>(1,598)</u>	<u>1,598</u>	<u>-</u>
Total Fund Balances	<u>-</u>	<u>26,595</u>	<u>26,595</u>	<u>(26,595)</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 47,849</u>	<u>\$ 129,848</u>	<u>\$ 177,697</u>		
Net Position:					
Net investment in capital assets				(534,009)	(534,009)
Restricted for:					
Emergencies				1,148	1,148
Debt service				(41,944)	(41,944)
Capital projects				-	-
Unrestricted				<u>(20,960)</u>	<u>(20,960)</u>
Total Net Position				<u>\$ (595,765)</u>	<u>\$ (595,765)</u>

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

**LANTERNS ROCK CREEK METROPOLITAN DISTRICT**

STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES  
GOVERNMENTAL FUNDS  
For the Year Ended December 31, 2021

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
<b>EXPENDITURES</b>					
Accounting	\$ 11,305	\$ -	\$ 11,305	\$ -	\$ 11,305
Insurance	3,512	-	3,512	-	3,512
Legal	8,415	-	8,415	-	8,415
Miscellaneous expenses	20	-	20	-	20
Treasurer's fees	181	503	684	-	684
Bond interest expense	-	32,999	32,999	60,753	93,752
Trustee fees	-	4,000	4,000	-	4,000
	<u>23,433</u>	<u>37,502</u>	<u>60,935</u>	<u>255,791</u>	<u>316,726</u>
<b>GENERAL REVENUES</b>					
Property taxes	12,036	33,500	45,536	-	45,536
Specific ownership taxes	596	1,659	2,255	-	2,255
Interest and other income	11	3	14	-	14
	<u>12,643</u>	<u>35,162</u>	<u>47,805</u>	<u>-</u>	<u>47,805</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>					
	(10,790)	(2,340)	(13,130)	(255,791)	(268,921)
<b>OTHER FINANCING SOURCES (USES)</b>					
Developer advances	10,790	-	10,790	(10,790)	-
	<u>10,790</u>	<u>-</u>	<u>10,790</u>	<u>(10,790)</u>	<u>-</u>
<b>NET CHANGES IN FUND BALANCES</b>					
	-	(2,340)	(2,340)	2,340	
<b>CHANGE IN NET POSITION</b>					
				(268,921)	(268,921)
<b>FUND BALANCES/NET POSITION:</b>					
BEGINNING OF YEAR	-	28,935	28,935	(355,779)	(326,844)
END OF YEAR	<u>\$ -</u>	<u>\$ 26,595</u>	<u>\$ 26,595</u>	<u>\$ (622,360)</u>	<u>\$ (595,765)</u>

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

**LANTERNS ROCK CREEK METROPOLITAN DISTRICT**

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

For the Year Ended December 31, 2021

	Original & Final		Variance
	Budget	Actual	Favorable (Unfavorable)
<b>REVENUES</b>			
Property taxes	\$ 12,036	\$ 12,036	\$ -
Specific ownership taxes	603	596	(7)
Interest and other income	-	11	11
Total Revenues	12,639	12,643	4
<b>EXPENDITURES</b>			
Accounting	8,000	11,305	(3,305)
Insurance	4,000	3,512	488
Legal	20,000	8,415	11,585
Miscellaneous expenses	5,000	20	4,980
Treasurer's fees	181	181	-
Contingency	10,964	-	10,964
Emergency reserve	1,115	-	1,115
Total Expenditures	49,260	23,433	25,827
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>			
	(36,621)	(10,790)	25,831
<b>OTHER FINANCING SOURCES (USES)</b>			
Developer advances	36,501	10,790	(25,711)
Total Other Financing Sources (Uses)	36,501	10,790	(25,711)
<b>NET CHANGE IN FUND BALANCE</b>			
	(120)	-	120
<b>FUND BALANCE:</b>			
BEGINNING OF YEAR	120	-	(120)
END OF YEAR	\$ -	\$ -	\$ -

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



# LANTERNS ROCK CREEK METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2021

### Note 1: Summary of Significant Accounting Policies

The accounting policies of the Lanterns Rock Creek Metropolitan District (“District”), located in the Town of Superior, (“Town”) in Boulder 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 November 13, 2018, as a quasi-municipal organization established under the State of Colorado Special District Act. The District operates pursuant to a service plan approved by the Town on August 27, 2018 (the “Service Plan”). The District was established to provide for the financing and refinancing of the planning, design, acquisition, construction, installation, relocation, redevelopment and maintenance of the Service Plan Contemplated Public Infrastructure. The District’s primary sources of revenues are developer advances and 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 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.

# LANTERNS ROCK CREEK METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2021

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.

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.

# LANTERNS ROCK CREEK METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2021

Debt Service Fund – The Debt Service Fund is used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest and related costs.

### 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.

### 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, 2021, 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 short-term investments with maturities of three months or less from the date of acquisition are considered to be cash on hand.

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.

# LANTERNS ROCK CREEK METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2021

### 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 position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District 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 position 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.

### 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.

### 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.

# LANTERNS ROCK CREEK METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2021

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.

### 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.

### 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 \$1,148 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 \$26,595 is restricted for the payment of the debt service costs associated with the Series 2020A Bonds (see Note 4).

### 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.

LANTERNS ROCK CREEK METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2021

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.

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.

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, 2021, cash is classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and investments - restricted	\$ <u>16,884</u>
Total	\$ <u>16,884</u>

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

Deposits with financial institutions	\$ 13,181
Investments – COLOTRUST	<u>3,703</u>
	\$ <u>16,884</u>

# LANTERNS ROCK CREEK METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2021

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

#### 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 in COLOTRUST 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.

LANTERNS ROCK CREEK METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2021

As of December 31, 2021, the District had the following investment:

COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust (“COLOTRUST”), is rated AAAM by Standard & Poor’s with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint venture established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. COLOTRUST operates similarly to a money market fund with each share maintaining a value of \$1.00. The COLOTRUST offers shares in three portfolios, one of which is COLOTRUST PLUS+. COLOTRUST PLUS+ may invest in U.S. Treasuries, government agencies, the highest-rated commercial paper, certain corporate securities, certain money market funds, and certain repurchase agreements, and limits its investments to those allowed by State statutes. Purchases and redemptions are available daily at a net asset value (NAV) of \$1.00. A designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal function of COLOTRUST. The custodian’s internal records identify the investments owned by participating governments. There are no unfunded commitments and there is no redemption notice period. On December 31, 2021, the District had \$3,703 invested in COLOTRUST Plus+.

Note 3: Capital Assets

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

<u>Governmental Type Activities:</u>	<u>Balance 1/1/2021</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance 12/31/2021</u>
<u>Capital assets not being depreciated:</u>				
Construction in progress	\$ 3,662,665	\$ -	\$ -	\$ 3,662,665
Total capital assets not being depreciated	<u>3,662,665</u>	<u>-</u>	<u>-</u>	<u>3,662,665</u>
Government type assets, net	<u>\$ 3,662,665</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,662,665</u>

Pursuant to the Service Plan, all public improvements are to be owned and maintained by the Town upon their completion and acceptance by the Town. The District is not authorized to operate or maintain any improvements.



LANTERNS ROCK CREEK METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2021

Note 4: Long Term Debt

A description of the long-term obligations as of December 31, 2021, is as follows:

\$1,495,000 Limited Tax General Obligation Bonds, Series 2020A3

On August 27, 2020, the District \$1,495,000 Limited Tax General Obligation Bonds, Series 2020A3 (“Series 2020A Bonds”). The Series 2020A Bonds were issued for the purpose of paying or reimbursing Project Costs, and paying the cost of issuance of the Series 2020A Bonds. The Series 2020A Bonds bear interest at the rate of 6.25%, payable annually on December 1, commencing on December 1, 2020 to the extent Pledged Revenue is available. The Series 2020A Bonds mature on August 1, 2045. The Series 2020A Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, in any order of maturity and in whole or partial maturities, commencing on September 1, 2025, upon payment of par, accrued interest, and a redemption premium that ranges between 0% and 3%.

The 2020A bonds are “cash flow” bonds meaning that no regularly scheduled principal payments are due prior to the maturity date, and interest not paid will accrue and compound until there is sufficient Pledged Revenue for payment. In the event any amounts due and owing on the 2020A Bonds remain outstanding on December 2, 2053, such amounts shall be deemed discharged and shall no longer be due and outstanding.

The Series 2020A Bonds are secured by the Senior Required Mill Levy, the portion of the Specific Ownership Tax which is collected as a result of the Required Mill Levy, and any other legally available moneys as determined by the District.

Because of the uncertainty of the timing of the principal and interest payment on the Series 2020A Bonds, no schedule of principal and interest payments is presented.

LANTERNS ROCK CREEK METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2021

The following is an analysis of changes in long-term debt for the year ending December 31, 2021:

	Balance 1/1/2021	Additions	Deletions	Balance 12/31/2021	Current Portion
<b><u>General Obligation Bond</u></b>					
Series 2020A Bonds	\$ 1,495,000	\$ -	\$ -	\$ 1,495,000	\$ -
<b><u>Other</u></b>					
Developer Advance - Operations					
Principal	5,232	8,752	-	13,984	-
Accrued Interest	596	1,075	-	1,671	-
Developer Advance - Capital					
Principal	2,410,468	15,020	-	2,425,488	-
Accrued Interest	66,568	193,963	-	260,531	-
	<u>\$ 3,977,864</u>	<u>\$ 218,810</u>	<u>\$ -</u>	<u>\$ 4,196,674</u>	<u>\$ -</u>

Debt Authorization

On November 13, 2018, a majority of the qualified electors of the District authorized the issuance of indebtedness in the amount not to exceed \$22,815,000 for the purpose of financing the costs of acquiring, construction, relocating, installing, completing and otherwise providing public improvements. As of December 31, 2021, \$21,320,000 of this authorization remains unissued. The Service Plan provides that the District shall not issue bonds or other debt in excess of \$2,281,500. At December 31, 2021, \$786,500 of this authorization remains unissued.

Note 5: Other Agreements

Funding, Acquisition and Reimbursement Agreement

On December 13, 2018, the District entered into a Funding, Acquisition and Reimbursement Agreement with Boulder Creek Lanterns LLC (the "Developer"). Pursuant to this agreement, the Developer agrees to advance funds to and/or on behalf of the District for costs incurred or to be incurred by the District related to the installation, construction, operation, maintenance, repair and replacement of certain public infrastructure, and the related engineering, architectural, surveying, construction planning, construction management, and related legal, accounting and other professional services in order for the District to provide the public infrastructure, improvements and services as set forth in the Service Plan. Advances made by the Developer under this agreement bear simple interest at the rate of 8.0% per annum. This agreement terminates on December 31, 2021, provided, however, that the District's obligations thereunder remain until repayment in full of Developer Advances. At December 31, 2021 the district owed a total of \$2,686,019 under this agreement consisting of \$2,425,488 of principal and \$260,531 of interest.

## LANTERNS ROCK CREEK METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2021

#### Operations Funding Agreement

On December 13, 2018, the District entered into an Administrative, Operations and Maintenance Advance and Reimbursement Agreement with the Developer (the “Operations Funding Agreement”). The Operations Funding Agreement sets forth the rights, obligations and procedures for the Developer to advance funds to the District for funding Operating Costs, and for the District to reimburse the Developer for such advances. The Developer agreed, to incur and or advance funds in a maximum amount not to exceed a total amount of \$50,000 per year for a period of three years to December 31, 2021, unless otherwise agreed to by the Developer, during the term of the Operations Funding Agreement as may be reasonably requested by the District to pay Operating Costs. The Developer agreed to make an Operations Advance for the reasonable Funding Shortfall for the period requested within 30 days from receipt of the written request. The District agreed that it will, from available sources, reimburse the Developer for all respective Operations Advances, together with simple interest thereon at a rate of 8.0% per annum commencing as of the date of each Operations Advance. The Operations Funding Agreement terminates on December 31, 2021; provided, however, that the District’s obligations thereunder remain until repayment in full of the Operations Advances. At December 31, 2021 the district owed a total of \$15,655 under this agreement consisting of \$13,984 of principal and \$1,671 of interest.

#### Intergovernmental Agreement Regarding the Service Plan

On December 13, 2018, the District and the Town entered into an Intergovernmental Agreement Regarding the Service Plan for the District (“the IGA”) which restates provisions of the Service Plan regarding the limitations on the District’s exercise of powers.

#### Note 6: 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.

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.

# LANTERNS ROCK CREEK METROPOLITAN DISTRICT

## Notes to Financial Statements December 31, 2021

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 13, 2018, 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 ("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 8: Economic Dependency

The District has not yet established a revenue base sufficient to pay the District's operational expenditures. Until an independent revenue base is established, continuation of operations in the District will be dependent upon funding by the Developer pursuant to the Operations Funding Agreement. (See Note 5)

### Note 9: 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.

LANTERNS ROCK CREEK METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2021

Note 10: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

The Government 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 bonds payable, developer advances payable and accrued interest on bonds and developer advances 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 in the statement of activities; and,
- 3) governmental funds report developer advances and/or bond proceeds as revenue and report interest as expenditures; however, these are reported as changes to long-term liabilities on the government-wide financial statements.

## SUPPLEMENTAL INFORMATION

**LANTERNS ROCK CREEK METROPOLITAN DISTRICT**

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

For the Year Ended December 31, 2021

	Original & Final		Variance
	Budget	Actual	Favorable (Unfavorable)
<b>REVENUES</b>			
Property taxes	\$ 33,500	\$ 33,500	\$ -
Specific ownership taxes	1,675	1,659	(16)
Interest and other income	-	3	3
Total Revenues	35,175	35,162	(13)
<b>EXPENDITURES</b>			
Bond interest expense	60,000	32,999	27,001
Trustee fees	2,500	4,000	(1,500)
Treasurer's fees	503	503	-
Total Expenditures	63,003	37,502	25,501
<b>NET CHANGE IN FUND BALANCE</b>	(27,828)	(2,340)	25,488
<b>FUND BALANCE:</b>			
BEGINNING OF YEAR	37,945	28,935	(9,010)
END OF YEAR	\$ 10,117	\$ 26,595	\$ 16,478

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

**LANTERNS ROCK CREEK METROPOLITAN DISTRICT**

SUMMARY OF ASSESSED VALUATION, MILL LEVY  
AND PROPERTY TAXES COLLECTED

December 31, 2021

<u>Year Ended December 31,</u>	<b>Prior Year Assessed Valuation for Current Year Property Tax Levy</b>	<u>Mills Levied</u>		<u>Total Property Tax</u>		<b>Percent Collected to Levied</b>
		<b>General</b>	<b>Debt Service</b>	<u>Levied</u>	<u>Collected</u>	
2019	\$ 426,010	10.000	27.638	\$ 16,034	\$ 16,034	100.00%
2020	\$ 1,346,615	10.000	27.832	\$ 50,945	\$ 50,945	100.00%
2021	\$ 1,203,645	10.000	27.832	\$ 45,536	\$ 45,536	100.00%
Estimated for year ending December 31, 2022	\$ 3,709,881	10.000	27.832	\$ 140,352		

**NOTE**

Property taxes collected in any one year include collection of delinquent property taxes levied and/or abatements or valuations in prior years. Information received from the County Treasurer does not permit identification of specific year assessment.