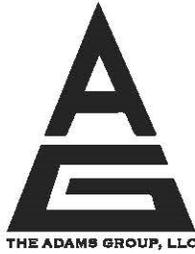


ADAMS EAST METROPOLITAN DISTRICT  
Adams County, Colorado

FINANCIAL STATEMENTS  
DECEMBER 31, 2021

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CERTIFIED PUBLIC ACCOUNTANTS

## INDEPENDENT AUDITORS' REPORT

Board of Directors  
Adams East Metropolitan District  
Adams County, Colorado

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

#### ***Opinions***

We have audited the financial statements of the governmental activities and each major fund of the Adams East 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 the Adams East Metropolitan District, as of December 31, 2021, and the respective changes in financial position and the respective budgetary comparison schedule 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 Auditors' 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 going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditors' 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 auditors' 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 judgement, 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 of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our 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 basic financial statements. The budgetary comparison schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and were derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the budgetary comparison schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

***Other Information***

Management is responsible for the other information included in the basic financial statements. The other information comprises the schedule of debt service requirements to maturity and the schedule of assessed valuation, mill levy, and property taxes collected, but does not include the basic financial statements and our auditors’ report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

*The Adams Group, LLC*

Denver, Colorado  
March 17, 2022

## BASIC FINANCIAL STATEMENTS

ADAMS EAST METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2021

	Governmental Activities
<u>Assets</u>	
Cash and investments - unrestricted	\$ 489,751
Cash and investments - restricted	2,353,291
Receivable from county treasurer	18,511
Prepaid items	736
Property taxes receivable	318,548
Due from other governments	184,401
Total Assets	3,365,238
 <u>Liabilities</u>	
Accounts payable	390,994
Accrued interest on notes	34,080
Note payable:	
Due within one year	541,881
Due in more than one year	2,584,703
Developer advances payable:	
Due in more than one year	85,486
Accrued interest on developer advances	121,974
Total Liabilities	3,759,118
 <u>Deferred Inflows of Resources</u>	
Unavailable property taxes	318,548
Total Deferred Outflows of Resources	318,548
 <u>Net Position</u>	
Restricted	
Emergencies	30,400
Debt service	1,701,771
Capital projects	505,165
Unrestricted	(2,949,764)
Total Net Position	\$ (712,428)

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

ADAMS EAST METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2021

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
Governmental Activities:					
General government	\$ 83,476	\$ -	\$ -	\$ -	\$ (83,476)
Public Works	3,276,515	-	-	-	(3,276,515)
Interest and expenses on long-term debt	151,467	-	-	-	(151,467)
Total Governmental Activities	\$ 3,511,458	\$ -	\$ -	\$ -	(3,511,458)

GENERAL REVENUES:

Property taxes	278,436
Specific ownership taxes	20,854
Sales taxes	795,493
Investment earnings	2,053
Total General revenues	1,096,836
Change in net position	(2,414,622)
Net Position, Beginning	1,702,194
Net Position, Ending	\$ (712,428)

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

ADAMS EAST METROPOLITAN DISTRICT  
GOVERNMENTAL FUNDS – BALANCE SHEET  
DECEMBER 31, 2021

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Total Governmental Funds</u>
<u>Assets</u>				
Cash and investments - unrestricted	\$ 295,079	\$ -	\$ 194,672	\$ 489,751
Cash and investments - restricted	-	1,668,241	685,050	2,353,291
Receivable with county treasurer	13,328	5,183	-	18,511
Property taxes receivable	230,842	87,706	-	318,548
Due from other governments	-	184,401	-	184,401
Prepaid items	736	-	-	736
Total Assets	\$ 539,985	\$ 1,945,531	\$ 879,722	\$ 3,365,238
 <u>Liabilities, deferred inflows of resources and fund balance</u>				
Liabilities:				
Accounts payable	\$ 16,437	\$ -	\$ 374,557	\$ 390,994
Total Liabilities	16,437	-	374,557	390,994
 <u>Deferred inflows of resources</u>				
Unavailable property taxes	230,842	87,706	-	318,548
Total Deferred Inflows of Resources	230,842	87,706	-	318,548
 Fund balance:				
Nonspendable				
Prepaid items	736	-	-	736
Restricted				
Emergencies	30,400	-	-	30,400
Debt service	-	1,857,825	-	1,857,825
Capital projects	-	-	505,165	505,165
Unassigned	261,570	-	-	261,570
Total Fund Balances	292,706	1,857,825	505,165	2,655,696
Total Liabilities, Deferred Inflows of Resources and Fund Balance	\$ 539,985	\$ 1,945,531	\$ 879,722	\$ 3,365,238

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

ADAMS EAST METROPOLITAN DISTRICT  
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET  
TO THE STATEMENT OF NET POSITION  
DECEMBER 31, 2021

Total fund balance, governmental funds \$ 2,655,696

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

Long-term liabilities, including loans payable are not due and payable in the current period, and therefore, are not reported in governmental funds.

Note payable	(3,126,584)
Accrued interest on note payable	(34,080)
Developer advances payable	(85,486)
Accrued interest on developer advances	(121,974)

Total net position of governmental activities	<u>\$ (712,428)</u>
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The accompanying notes are an integral part of the financial statements.

ADAMS EAST METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCE – GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2021

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Total Governmental Funds</u>
<u>Revenues</u>				
Taxes:				
Property taxes	\$ 200,473	\$ 77,963	\$ -	\$ 278,436
Specific ownership taxes	15,015	5,839	-	20,854
Sales taxes	-	795,493	-	795,493
Earnings on investments	1,204	822	27	2,053
Total revenues	<u>216,692</u>	<u>880,117</u>	<u>27</u>	<u>1,096,836</u>
<u>Expenditures</u>				
Current:				
Audit	10,500	-	-	10,500
County treasury fees	3,896	1,179	-	5,075
Director's fees	3,200	-	-	3,200
District management and accounting	20,638	-	-	20,638
Dues and subscriptions	392	-	-	392
Fees and licenses	-	-	23	23
Insurance and bonds	2,543	-	-	2,543
Legal	21,990	-	-	21,990
Permits	863	-	-	863
Repairs and maintenance	14,979	-	-	14,979
Support services	1,102	-	-	1,102
Other expenditures	2,171	-	-	2,171
Capital outlay	-	-	2,994	2,994
Debt service:				
Principal	-	518,885	-	518,885
Interest and fiscal charges	-	152,359	-	152,359
Total expenditures	<u>82,274</u>	<u>672,423</u>	<u>3,017</u>	<u>757,714</u>
Net change in fund balances	134,418	207,694	(2,990)	339,122
Fund balances - beginning	<u>158,288</u>	<u>1,650,131</u>	<u>508,155</u>	<u>2,316,574</u>
Fund balances - ending	<u>\$ 292,706</u>	<u>\$ 1,857,825</u>	<u>\$ 505,165</u>	<u>\$ 2,655,696</u>

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

ADAMS EAST METROPOLITAN DISTRICT  
RECONCILIATION OF THE OF THE STATEMENT OF REVENUES,  
EXPENDITURES, AND CHANGES IN FUND BALANCE OF  
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2021

Net change in fund balance - total governmental funds: \$ 339,122

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

Capital outlays to purchase or construct capital assets are reported in governmental fund as expenditures. However, for governmental activities those costs are capitalized in the statement of net position and are allocated over their estimated useful lives as annual depreciation expense in the statement of activities.

Capital outlay	2,994
Loss on disposition of capital assets	(3,276,515)

The issuance of long-term debt provides current financial resources to fund, while the repayment of the principal of long-term debt consumes the current financial resources of governmental fund. Neither transaction, however, has any effect on net position.

Principal payments	518,885
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Some expenses in the statement of activities do not require the use of current financial resources and are, therefore, not reported as expenditures in the governmental fund.

Change in accrued interest on notes	5,656
Change in accrued interest on developer advances	(4,764)

Change in net position of governmental activities	\$ (2,414,622)
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ADAMS EAST METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCE – BUDGET AND ACTUAL – GENERAL FUND  
FOR THE YEAR ENDED DECEMBER 31, 2021

	Original and Final Budget	Actual	Variance Positive (Negative)
<u>Revenues</u>			
Taxes:			
Property taxes	\$ 204,724	\$ 200,473	\$ (4,251)
Specific ownership taxes	12,280	15,015	2,735
Earnings on investments	1,000	1,204	204
Other revenue	1,000	-	(1,000)
Total revenues	<u>219,004</u>	<u>216,692</u>	<u>(2,312)</u>
<u>Expenditures</u>			
Current:			
Audit	4,900	10,500	(5,600)
County treasury fees	3,071	3,896	(825)
Director's fees	4,000	3,200	800
District management and accounting	40,000	20,638	19,362
Dues and subscriptions	1,500	392	1,108
Engineering and consulting	10,000	-	10,000
Insurance and bonds	5,000	2,543	2,457
Legal	17,500	21,990	(4,490)
Permits	10,000	863	9,137
Repairs and maintenance	20,000	14,979	5,021
Support services	20,000	1,102	18,898
Other expenditures	5,000	2,171	2,829
Contingency reserve	6,800	-	6,800
Total expenditures	<u>147,771</u>	<u>82,274</u>	<u>65,497</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	71,233	134,418	63,185
<u>Other Financing Sources</u>			
Transfers in	5,000	-	(5,000)
Total other financing sources	<u>5,000</u>	<u>-</u>	<u>(5,000)</u>
Net change in fund balances	76,233	134,418	58,185
Fund balances - beginning	158,288	158,288	-
Fund balances - ending	<u>\$ 234,521</u>	<u>\$ 292,706</u>	<u>\$ 58,185</u>

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

ADAMS EAST METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021

NOTE 1 – DEFINITION OF REPORTING ENTITY

Adams East Metropolitan District (District), a quasi-municipal corporation and political subdivision of the State of Colorado was organized on November 10, 2010 and is governed pursuant to provisions of the Colorado Special District Act. The District's service area boundaries are located entirely in Adams County, Colorado (County).

The District was established principally to coordinate the construction, acquisition, financing, and maintenance of public improvements, including streets and safety control, landscaping, water, sewer, storm drainage, television relay and park and recreation improvements and facilities. Upon completion of construction and installation, it is the District's intent to dedicate all public improvements to the County or its designee for operation and maintenance. Certain landscaping, park and recreation improvements and street lighting may be maintained by the District or by a homeowners' association.

The District has no employees, and all operations and administrative functions are contracted. The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements, which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Government-wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities.

These financial statements include all of the activities of the District. For the most part, the effect of inter-fund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

ADAMS EAST METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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.

Separate financial statements are provided for governmental funds. 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 related cash flows. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Depreciation is computed and recorded as an operating expense. Expenditures for property and equipment are shown as increases in assets, and redemption of bonds, notes and developer advances are recorded as a reduction in liabilities.

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

ADAMS EAST METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The District reports the following major governmental funds:

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

The *Debt Service Fund* accounts for the resources accumulated and payments made for principal, interest, and related expenses on long-term general obligation debt of the governmental funds.

The *Capital Projects Fund* is used to account for the financial resources to be used for the acquisition and construction of infrastructure in conjunction with the bond financing terms.

Budgets

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

Assets, Liabilities, Deferred Inflows of Resources, and Fund Balance / Net Position

Pooled Cash 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 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 single account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility.

Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

ADAMS EAST METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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 taxpayer’s election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The county treasurer remits the taxes collected monthly to the District.

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

Capital Assets

Capital assets, which include equipment and infrastructure assets (e.g. wells, storm drainage and similar items), are reported as a governmental activity in the government-wide financial statements. Such assets are recorded at acquisition value or estimated acquisition value if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation. It is the District’s policy to capitalize those assets with a cost or value of \$5,000 or more.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements that will be dedicated to other governmental entities are not depreciated. Improvements to be owned by the District, with the exception of certain landscaping improvements (e.g. trees, sod, and similar items), are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable. Depreciation expense has been computed using the straight-line method over the estimated economic useful lives:

Road and street improvements	40 years
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Certain capital assets constructed by the District have been conveyed to other governmental entities.

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.

ADAMS EAST METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred Inflows of Resources

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 revenue continues to be recognized when earned in the government-wide statements. The District has one item that qualifies for reporting in this category. Accordingly, unavailable property tax revenue, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Development Fees

The District can impose certain development impact and facility fees on properties within the District. The fees are required to be paid prior to the issuance of a building permit by the County. The District records the revenue for these fees when they are measurable and available. The infrastructure fee for road improvements is to be used solely for the improvement of certain access roads into the District.

As of December 31, 2021, the fees that the District can impose per single-family equivalent are as follows:

System development fee - \$2,345.94 per unit  
Infrastructure fee - \$2,043.10 per unit depending upon type of unit

In addition, the District imposes system development fees for commercial, office and industrial property at \$0.88, \$0.72, and \$0.35 per square foot of gross building area, respectively. The system development and infrastructure fees will be waived if certain impact fees have been paid to the City of Brighton.

Fund Balances – Governmental Funds

The District's governmental fund balances may consist of five classifications based on the relative strength of the spending constraints:

*Nonspendable fund balance* – the amount of fund balance that is not in spendable form (such as inventory or prepaids) or is legally or contractually required to be maintained intact.

*Restricted fund balance* – the amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions or by enabling legislation.

ADAMS EAST METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Colorado Constitution. A total of \$30,400 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of \$1,857,825 is restricted for the payment of the costs associated with the Series 2019, Revenue and Refunding Note (See Note 5).

The restricted fund balance in the Capital Projects Fund in the amount of \$505,165 is restricted for the use of infrastructure improvements in accordance with note provisions.

*Committed fund balance* – amounts constrained to specific purposes by the District itself, using its highest level of decision-making authority (i.e. Board of Directors). To be reported as committed, amounts cannot be used for any other purpose unless the District takes the same highest level of action to remove or change the constraint.

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

*Unassigned fund balance* – amounts that are available for any purpose.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the District considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned or unassigned fund balances are available, the District considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless the District Board of Directors has provided otherwise in its commitment or assignment actions.

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 up to 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 of resources related to those assets.

ADAMS EAST METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

*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 3 – CASH AND INVESTMENTS

Cash and investments as of December 31, 2021, are classified in the accompanying statement of net position as follows:

Cash and investments - unrestricted	\$ 489,751
Cash and investments - restricted	<u>2,353,291</u>
Total cash and investments	<u><u>\$ 2,843,042</u></u>

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

Deposits with financial institutions	\$ 2,032,631
Investments	<u>810,411</u>
Total cash and investments	<u><u>\$ 2,843,042</u></u>

Cash Deposits

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

ADAMS EAST METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021

NOTE 3 – CASH AND INVESTMENTS (CONTINUED)

At December 31, 2021, the District’s cash deposits had a bank balance of \$2,037,074.

Investments

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

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

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

Such actions are generally associated with a debt service reserve or sinking fund requirements. Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest, which include:

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

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

<u>Investment</u>	<u>Maturity</u>	<u>Carrying Amount</u>
Colorado Local Government		
Liquid Asset Trust	Weighted average under 60 days	\$ 810,411

ADAMS EAST METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021

NOTE 3 – CASH AND INVESTMENTS (CONTINUED)

COLOTRUST

During 2021, the District invested in Colorado Local Government Liquid Asset Trust (Colotrust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing Colotrust. Colotrust operates similarly to a money market fund and each share is equal in value to \$1.00. Colotrust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper, and repurchase agreements collateralized by certain obligations of U.S. government agencies.

A designated custodial bank serves as custodian for ColoTrust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for ColoTrust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals.

Investment Valuation

Certain investments that are measured at fair value on a recurring basis are categorized within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

However, the District's investments are not measured at fair value and are therefore not categorized within the fair value hierarchy. These investments include 2a7-like external investment pools. The District is permitted in certain circumstances to establish the fair value of an investment that does not have a readily determinable fair value by using the net asset value (NAV) per share (or its equivalent) of the investment.

Colotrust determines the NAV of the shares of each portfolio as of the close of business on each day. The NAV per share of each portfolio is computed by dividing the total value of the securities and other assets of the portfolios, less any liabilities, by the total outstanding shares of the portfolios.

Liabilities, which include all expenses and fees of Colotrust, are accrued daily. The NAV is calculated at fair value using various inputs in determine value in accordance with GASB guidance.

ADAMS EAST METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021

NOTE 3 – CASH AND INVESTMENTS (CONTINUED)

It is the goal of Colotrust to maintain a NAV of \$1.00 per share, however changes in interest rates may affect the fair value of the securities held by Colotrust and there can be no assurance that the NAV will not vary from \$1.00 per share. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

NOTE 4 – CAPITAL ASSETS

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

	Balances December, 31 2020	Additions	Deletions	Balances December, 31 2021
Governmental Activities:				
Capital Assets, not being depreciated				
Construction in process:				
Northwest 50th and Bridge Project	\$ 1,335,686	\$ 2,994	\$ 1,338,680	\$ -
Total capital assets, not being depreciated	<u>1,335,686</u>	<u>2,994</u>	<u>1,338,680</u>	<u>-</u>
Capital Assets, being depreciated				
Southwest 50th and Bridge Project	2,067,024	-	2,067,024	-
Total capital assets, being depreciated	<u>2,067,024</u>	<u>-</u>	<u>2,067,024</u>	<u>-</u>
Accumulated depreciation				
Southwest 50th and Bridge Project	(129,189)	-	(129,189)	-
Total accumulated depreciation	<u>(129,189)</u>	<u>-</u>	<u>(129,189)</u>	<u>-</u>
Total capital assets, being depreciated, net	<u>1,937,835</u>	<u>-</u>	<u>1,937,835</u>	<u>-</u>
Total capital assets, net	<u>\$ 3,273,521</u>	<u>\$ 2,994</u>	<u>\$ 3,276,515</u>	<u>\$ -</u>

In accordance with the District’s service plan, it is anticipated that, except for certain park, landscaping and local storm drainage infrastructure improvements, the District will dedicate the improvements and facilities to the County or its designee. Upon acceptance by the County or its designee for maintenance or ownership, the capital assets will be removed from the District’s property records. During the year ended December 31, 2021, 100% of the District’s capital assets were conveyed to the City of Brighton.

ADAMS EAST METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021

NOTE 5 – LONG-TERM OBLIGATIONS

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

	Balances December 31, 2020	Additions	Deletions	Balances December 31, 2021	Due In One Year
Revenue and refunding Note, Series 2019	\$ 3,645,469	\$ -	\$ 518,885	\$ 3,126,584	\$ 541,881
Developer advances - Operations and Maintenance	36,400	-	-	36,400	-
Developer advances - Capital	49,086	-	-	49,086	-
Accrued interest on advances	117,210	4,764	-	121,974	-
Total	<u>\$ 3,848,165</u>	<u>\$ 4,764</u>	<u>\$ 518,885</u>	<u>\$ 3,334,044</u>	<u>\$ 541,881</u>

The detail of the District’s long-term obligations is as follows:

Direct Borrowing

Refunding and Improvement Revenue Note Series 2019

On July 24, 2019, the District acquired a \$4,275,000 Refunding and Improvement Revenue Note Series 2019 (Series 2019 Note). The Series 2019 Note matures on December 1, 2026. The interest rate on the Series 2019 Note is 4.36% per annum. Principal and interest payments on the Series 2019 Note are due quarterly on January 1, April 1, July 1, and October 1. The Series 2019 Note is secured by and payable from pledged revenues, which consist primarily of sales tax revenues, property taxes derived from the required mill levy, net of any costs of collection and specific ownership taxes remitted to the District from collections by the county primarily from motor vehicle licensing.

The Series 2019 Note was acquired for the purpose of providing funds to (i) refund the Series 2014 Note, (ii) finance improvements related to infrastructure and (ii) fund a debt service reserve for the Series 2019 Note. The Series 2019 Note may be prepaid at the option of the District, in whole or in part, upon payment of the sum of the principal amount plus accrued interest thereon to the date of prepayment, and a prepayment premium ranging from 0% to 2%. In accordance with the Series 2019 Note provisions, both a reserve fund and a projects fund were established. The reserve fund requirement is set at \$427,500 and, as of December 31, 2021, the reserve fund had a balance of \$427,500.

The refunding resulted in a present value loss of \$127,689 due to the interest rate of the Series 2019 Note of 4.36% being higher than the 2.85% rate of the refunded loan. The total new debt service requirements as of the date of issuance have increased \$236,560.

ADAMS EAST METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021

NOTE 5 – LONG-TERM OBLIGATIONS (CONTINUED)

Significant events of default under the Series 2019 Note include (i) failure to impose required mill levy, (ii) failure to pay principal and interest when due, (iii) failure to meet financial or custodial agreement covenants, (iv) legal proceedings including bankruptcy, insolvency, reorganization, etc. as described in the Series 2019 Note agreement, (v) qualified audit opinion with respect to the District’s status as an on-going concern and (vi) judgements against the District or proceedings to dissolve the District or consolidate the District where the District would cease to exist.

Immediately upon the occurrence of an event of default or the failure of the lender to receive any payment of principal or interest on the due date thereof, the Series 2019 Note balance shall bear interest at the default rate of the sum of the fixed rate plus 4.0%.

Additionally, all amounts constituting collateral will be applied to the unpaid principal of the Series 2019 Note and all interest accrued and unpaid thereon, and all other amounts owing or payable to the lender.

The following table sets forth the estimated debt service payments of principal and interest on the Series 2019 Note:

Year ended December 31,	Principal	Interest	Total
2022	\$ 541,881	\$ 127,539	\$ 669,420
2023	565,896	103,524	669,420
2024	590,975	78,445	669,420
2025	617,167	52,253	669,420
2026	810,665	26,112	836,777
Total	<u>\$ 3,126,584</u>	<u>\$ 387,873</u>	<u>\$ 3,514,457</u>

Direct Placement Debt

Advance and Reimbursement Agreements – Flywheel Holdings, LLC.

The District entered into an advance and reimbursement agreement with S3L Holdings, LLC on April 11, 2013. The agreement establishes the terms and conditions for reimbursing hard and soft construction costs pursuant to the district’s reimbursement policy resolution dated December 13, 2012 and specifies simple interest to accrue on amounts certified and accepted for reimbursement at an annual rate of 4.5%. The maximum reimbursable amount under this agreement is \$3,000,000. The District shall make payment for the advances, subject to annual appropriation and budget approval, from funds available within any fiscal year and not otherwise required for operations, capital improvements, and debt service costs and expenses of the District.

ADAMS EAST METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021

NOTE 5 – LONG-TERM OBLIGATIONS (CONTINUED)

Effective August 31, 2019, the advances plus accrued interest were assigned to Flywheel Holdings, LLC. At December 31, 2021, the District owed Flywheel Holdings, LLC \$49,086 in principal and \$82,525 in accrued interest.

The District entered into an advance and reimbursement agreement with S3L Holdings, LLC on February 28, 2017 as amended May 23, 2017. The agreement stipulates that the District shall reimburse S3L Holdings, LLC for any advances made to the District, including advances made in prior years, for operation and maintenance costs, together with interest at the rate of 7.00% per annum. The District shall make payment for the advances, subject to annual appropriation and budget approval, from funds available within any fiscal year and not otherwise required for operations, capital improvements, and debt service costs and expenses of the District. Effective August 31, 2019, the advances plus accrued interest were assigned to Flywheel Holdings, LLC. At December 31, 2021, the District owed Flywheel Holdings, LLC \$36,400 in principal and \$39,449 in accrued interest.

Authorized Debt

On November 2, 2010, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$100,300,000 at an interest rate not to exceed 18% per annum.

At December 31, 2021, the District had authorized but unissued indebtedness from this election in the following amounts allocated for the following purposes:

	<b>Total Authorized</b>	<b>Remaining at December 31, 2021</b>
Street improvements	\$ 32,000,000	\$ 25,869,301
Park and recreation facilities	1,000,000	1,000,000
Water supply improvements	7,000,000	7,000,000
Sanitary sewer system	8,150,000	8,150,000
Safety protection	1,000,000	1,000,000
Operations and maintenance	1,000,000	1,000,000
Debt refunding	50,150,000	47,183,182
Total	<u>\$ 100,300,000</u>	<u>\$ 91,202,483</u>

Although the electors authorized \$100,300,000 of indebtedness, the District’s service plan limits indebtedness to \$39,600,000.

ADAMS EAST METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021

NOTE 6 – NET POSITION

The District has net position consisting of two components – restricted and unrestricted.

The net investment in capital assets consists of capital assets that will be owned by the District, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets. As of December 31, 2021, the net investment in capital asset balance was \$0 as all assets were conveyed during the current year.

Restricted net position includes amounts that are restricted for use either externally by creditors, grantors, contributors, or laws and regulations of other governments, or as imposed by law through constitutional provisions or enabling legislation. The District's restricted net position at December 31, 2021, consists of \$30,400 for emergency reserves, \$1,701,771 for debt service, and \$505,165 for capital projects.

As of December 31, 2021, the District had a deficit unrestricted balance of \$2,949,764 and a deficit net position of \$712,428. This deficit amount is the result of the District being responsible for the repayment of bonds issued for public improvements which were conveyed to other governmental entities.

NOTE 7 – RELATED PARTIES

The members of the Board of Directors of the District are employees of, owners of, or otherwise associated with S3L Holdings, LLC and may have conflicts of interest in dealing with the District. Specific details of transactions with S3L Holdings, LLC regarding organization, advances and debt are described elsewhere in these footnotes.

NOTE 8 – INTERGOVERNMENTAL AGREEMENTS

Beebe Draw Wastewater Management Agreement

Per the District's service plan, the District will be subject to the terms of the Beebe Draw wastewater management agreement regarding provision of sanitary sewer service. The District shall also be subject to the terms of the storm drainage agreement with the City.

Cost Sharing Intergovernmental Agreement

Effective January 1, 2019, the District and Bromley Park Metropolitan District No. 3 (BPMD3) entered into a Cost Sharing Intergovernmental Agreement (CSIA) to designate funds and allocate responsibilities for the financing and construction of public improvements for certain projects to provide efficiencies of scale and cost by collaborating and sharing costs for those certain projects which benefits both districts.

ADAMS EAST METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021

NOTE 8 – INTERGOVERNMENTAL AGREEMENTS (CONTINUED)

The CSIA terminates on December 31, 2021 but will automatically renew for an additional one-year term unless notice of intent to terminate the CSIA is provided by either district no later than October 1 of a succeeding year. Neither party provided a notice of intent to terminate during the 2021 calendar year, so the CSIA automatically renewed for one year beginning January 1, 2022.

During the year ended December 31, 2019, the District and BPMD3 entered into one such project for approximately \$3 million for a mixed use (commercial and residential) development with approximately 34% of the costs of the project allocated to the District and approximately 66% of the costs of the project allocated to BPMD3. As of December 31, 2021 the District had an outstanding balance of \$374,557 reported in the Capital Projects Fund which represents amounts owed to the other entities related to the construction costs incurred during 2019 and 2020.

NOTE 9 – RISK MANAGEMENT

Except as provided in the Colorado Governmental Immunity Act, the District may be exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets, errors or omissions, injuries to employees or acts of God.

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

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

NOTE 10 – TAX, SPENDING AND DEBT LIMITATIONS

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

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.

ADAMS EAST METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021

NOTE 10 – TAX, SPENDING AND DEBT LIMITATIONS (CONTINUED)

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

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

On November 2, 2010, a majority of the District's electors authorized the District to collect and spend or retain in reserve taxes of \$1,000,000 annually for District operations and maintenance. The electors also authorized the District to collect, retain, and spend any revenue from sources other than ad valorem taxes annually without regard to any limitations imposed by TABOR.

SUPPLEMENTAL INFORMATION

ADAMS EAST METROPOLITAN DISTRICT  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCE – BUDGET AND ACTUAL – DEBT SERVICE FUND  
FOR THE YEAR ENDED DECEMBER 31, 2021

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
<u>Revenues</u>			
Taxes:			
Property taxes	\$ 79,615	\$ 77,963	\$ (1,652)
Specific ownership taxes	4,777	5,839	1,062
Sales taxes	650,000	795,493	145,493
Earnings on investments	<u>10,000</u>	<u>822</u>	<u>(9,178)</u>
Total revenues	<u>744,392</u>	<u>880,117</u>	<u>135,725</u>
<u>Expenditures</u>			
Current:			
County treasurer fees	1,194	1,179	15
Debt service:			
Principal	518,885	518,885	-
Interest and fiscal charges	<u>153,035</u>	<u>152,359</u>	<u>676</u>
Total expenditures	<u>673,114</u>	<u>672,423</u>	<u>691</u>
Excess (Deficiency) of Revenues			
Over (Under) Expenditures	71,278	207,694	136,416
<u>Other Financing Sources (Uses)</u>			
Transfers out	<u>(5,000)</u>	<u>-</u>	<u>5,000</u>
Total other financing sources (uses)	<u>(5,000)</u>	<u>-</u>	<u>5,000</u>
Net change in fund balance			
	66,278	207,694	141,416
Fund balance - beginning	<u>1,650,131</u>	<u>1,650,131</u>	<u>-</u>
Fund balance - ending	<u>\$ 1,716,409</u>	<u>\$ 1,857,825</u>	<u>\$ 141,416</u>

These financial statements should be read only in connection with the  
accompanying notes to the financial statements.

ADAMS EAST METROPOLITAN DISTRICT  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCE – BUDGET AND ACTUAL – CAPITAL PROJECTS FUND  
FOR THE YEAR ENDED DECEMBER 31, 2021

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
<u>Revenues</u>			
Earnings on investments	\$ 3,500	\$ 27	\$ (3,473)
Total revenues	<u>3,500</u>	<u>27</u>	<u>(3,473)</u>
<u>Expenditures</u>			
Current:			
Capital outlay	1,000,000	2,994	997,006
Fees	-	23	(23)
Total expenditures	<u>1,000,000</u>	<u>3,017</u>	<u>996,983</u>
Net change in fund balance	(996,500)	(2,990)	993,510
Fund balance - beginning	<u>508,155</u>	<u>508,155</u>	<u>-</u>
Fund balance - ending	<u>\$ (488,345)</u>	<u>\$ 505,165</u>	<u>\$ 993,510</u>

These financial statements should be read only in connection with the  
accompanying notes to the financial statements.

## OTHER INFORMATION

ADAMS EAST METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2021

**\$4,275,000 Series 2019**  
**Refunding and Improvement Revenue Note**  
**Interest Rate of 4.36 Percent**  
**Principal and Interest Due Quarterly on January 1, April 1, July 1 and**  
**October 1**

Year ended December 31,	Principal	Interest	Total
2022	\$ 541,881	\$ 127,539	\$ 669,420
2023	565,896	103,524	669,420
2024	590,975	78,445	669,420
2025	617,167	52,253	669,420
2026	810,665	26,112	836,777
Total	<u>\$ 3,126,584</u>	<u>\$ 387,873</u>	<u>\$ 3,514,457</u>

ADAMS EAST METROPOLITAN DISTRICT  
SCHEDULE OF ASSESSED VALUATION, MILL LEVY  
AND PROPERTY TAXES COLLECTED  
DECEMBER 31, 2021

<u>Year ended</u> <u>December 31,</u>	<u>Prior Year</u> <u>Assessed Valuation</u> <u>for Current</u> <u>Year Property</u> <u>Tax Levy</u>	<u>Mills Levied</u>	<u>Total Property Taxes</u>		<u>Percentage</u> <u>Collected</u> <u>to Levied</u>
			<u>Levied</u>	<u>Collected</u>	
2013	\$ 115,490	25.000	\$ 2,887	\$ 2,887	99.99%
2014	115,660	25.000	2,892	2,889	99.91%
2015	2,602,720	25.000	65,068	65,068	100.00%
2016	6,829,350	25.000	170,734	170,734	100.00%
2017	7,452,510	25.000	186,313	185,561	99.60%
2018	7,463,280	25.000	186,582	185,882	99.62%
2019	8,573,570	25.000	214,339	215,796	100.68%
2020	10,004,920	25.000	250,123	250,123	100.00%
2021	11,373,580	25.000	284,340	278,436	97.92%
Estimated for the year ending December 31, 2022	\$ 12,529,370	25.424	\$ 318,547		

**Note:**

Property taxes collected in any one year include collection of delinquent property taxes assessed in prior years, as well as reductions for property tax refunds or abatements. Information received from the county treasurer does not permit identification of specific year of assessment.