

**TWIN BUTTES METROPOLITAN DISTRICT NOS. 1-4  
2021 ANNUAL REPORT (DOCUMENT SUBMITTAL)  
TO THE CITY OF DURANGO, STATE OF COLORADO**

The following information is submitted to the City of Durango consistent with Section XI of the Service Plan for the Twin Buttes Metropolitan District Nos. 1-4 (the "Districts").

**(i) Current Fiscal Year Budget.**

See attached 2022 budgets (Attachment 1), which include the Districts' estimated revenues and expenditures for the year 2022.

**(ii) Construction Schedules and Capital Improvement Programs for 2021.**

The Districts did not enter into construction of any public improvements during calendar year 2021.

**(iii) Audited Financial Statements for the Prior Fiscal Year.**

See attached 2021 audited financial statements (Attachment 2) for the Districts.

**(iv) Total Debt Authorized and Total Debt Issued and Total Remaining Debt Authorized and Intended to be Issued.**

District No. 1 - Total debt authorized on November 5, 2013 in the amount of \$37,250,000; The District has no debt issuance in 2021.

District No. 2 - Total debt authorized on November 5, 2013 in the amount of \$37,250,000; debt issuance and sale of the Issuer's Tax Supported Revenue Subordinate Bonds, Series 2016A in aggregate principal amount of \$4,215,000. Series 2018B in an aggregate principal amount not to exceed \$4,500,000; The District has no debt issuance in 2021.

District No. 3 - Total debt authorized on November 5, 2013 in the amount of \$37,250,000; The District has no debt issuance in 2021.

District No. 4 - Total debt authorized on November 5, 2013 in the amount of \$37,250,000; The District has no debt issuance in 2021.

**(v) Name, Address and Telephone Number of the Districts' Contact Person and Names and Term of Members of the Board of Directors and its Officers.**

District Contact Person: Lisa K. Mayers, Esq.  
 General Counsel  
 Spencer Fane LLP  
 1700 Lincoln Street, Suite 2000  
 Denver, Colorado 80203  
 (303) 839-3800

E-mail: [lmayers@spencerfane.com](mailto:lmayers@spencerfane.com)

**Board of Directors District No. 1**

NAME	POSITION	TERM(S)
Glenn Pauls	Chair and President	2025
Scott Strand	Secretary/Treasurer	2025
Philip Schoon	Asst. Sec.	2023
Dianne Pauls	Asst. Sec.	2023
Russell J. Smith Jr.	Secretary/Treasurer	2023

**Board of Directors District No. 2**

NAME	POSITION	TERM(S)
Glenn Pauls	Chair and President	2025
Scott Strand	Secretary/Treasurer	2023
Philip Schoon	Asst. Sec.	2023
Dianne Pauls	Asst. Sec.	2023
Russell J. Smith Jr.	Secretary/Treasurer	2025

**Board of Directors District No. 3**

NAME	POSITION	TERM(S)
Glenn Pauls	Chair and President	2025
Scott Strand	Secretary/Treasurer	2023
Philip Schoon	Asst. Sec.	2023
Dianne Pauls	Asst. Sec.	2023
Russell J. Smith Jr.	Secretary/Treasurer	2025

**Board of Directors District No. 4**

NAME	POSITION	TERM(S)
Glenn Pauls	Chair and President	2025
Scott Strand	Secretary/Treasurer	2023
Philip Schoon	Asst. Sec.	2023
Dianne Pauls	Asst. Sec.	2023
Russell J. Smith Jr.	Secretary/Treasurer	2025

**ATTACHMENT 1**  
2021 Revised and 2022 Adopted Budgets  
District No. 1 - 4

Twin Buttes Metropolitan Districts No. 1-4  
 Revised 2021 and Proposed 2022 Budget  
 District #1-Fund Summary

District #1									
General Fund	Audited 2017	Audited 2018	Audited 2019	Audited 2020	2021 Projected	2021 Adopted	Variance from Adopted Fav/(UnFav)	2022 Proposed	
<b>Revenues</b>									
4060000-Farm Revenues	103,164	98,241	78,190	58,642	55,719	75,700	(19,981)	56,000	Shifting to lower volume higher margin activity
4070000-Sale of Asset-Proceeds	-	-	-	-	22,750	-	22,750	-	
4500101-DRC Revenues	11,250	15,750	12,750	21,000	35,250	25,500	9,750	25,500	17 reviews-consistent w/ foreseeable future
4600101-Stormwater Permit Fee Revenue	-	-	-	-	-	-	-	4,200	17 reviews-consistent w/ foreseeable future
<b>Total Operating Revenue</b>	<b>114,414</b>	<b>113,991</b>	<b>90,940</b>	<b>79,642</b>	<b>113,719</b>	<b>101,200</b>	<b>12,519</b>	<b>85,700</b>	
4900002-Development Fees IN-from D2 DSF	39,090	60,421	48,275	75,000	84,000	72,054	11,946	96,000	See District #2 Summary
4900004-Real Estate Trans. Fees (RETF)-IN from D2 O&M	37,644	15,653	23,536	42,589	47,263	34,100	13,163	72,150	See District #2 Summary
4900012-O&M Property Tax IN-from D2 O&M	89,938	44,689	49,291	102,172	109,705	106,094	3,611	99,613	(20 mills)-See Property Tax Summary on Page 7
4900022-O&M Property Tax IN-from D3 O&M	613	2,540	2,576	3,832	7,685	7,472	213	7,165	(20 mills)-See Property Tax Summary on Page 7
4900032-O&M Property Tax IN-from D4 O&M	12,636	14,194	11,838	11,586	52,138	50,670	1,468	52,818	(40 mills)-See Property Tax Summary on Page 7
4900050-PIF Revenues IN-from D4 O&M	-	469	954	905	346	800	(454)	50	
4900033-InterGovt NonCash Adj_with D4	(1,388)	-	-	-	-	-	-	-	
<b>Total Intergovernmental Revenue</b>	<b>178,533</b>	<b>137,966</b>	<b>136,470</b>	<b>236,084</b>	<b>301,137</b>	<b>271,190</b>	<b>29,947</b>	<b>327,796</b>	
<b>Total Revenues</b>	<b>292,947</b>	<b>251,957</b>	<b>227,410</b>	<b>315,726</b>	<b>414,857</b>	<b>372,390</b>	<b>42,467</b>	<b>413,496</b>	
<b>Expenditures</b>									
5100000-Mgmt & Admin.	(158,981)	(186,856)	(176,758)	(196,770)	(202,535)	(188,281)	(14,254)	(224,180)	
5301000-Farm Operations	(164,048)	(156,304)	(134,966)	(105,426)	(91,854)	(125,581)	33,727	(97,965)	
5701000 Community Prop. & Grounds Maint.	-	(14,942)	(23,882)	(12,867)	(21,160)	(12,980)	(8,180)	(39,780)	
5900012-Contingency	-	-	-	-	-	(15,000)	15,000	(15,000)	
Capital & Other	(850)	-	(2,463)	-	(26,503)	-	(26,503)	(11,500)	
<b>Total Expenditures</b>	<b>(323,879)</b>	<b>(358,102)</b>	<b>(338,069)</b>	<b>(315,063)</b>	<b>(342,051)</b>	<b>(341,842)</b>	<b>(209)</b>	<b>(388,425)</b>	
<b>NET ACTIVITY before Other Source/(Uses)</b>	<b>(30,932)</b>	<b>(106,145)</b>	<b>(110,659)</b>	<b>663</b>	<b>72,805</b>	<b>30,548</b>	<b>42,257</b>	<b>25,071</b>	
<b>Other Sources/(Uses)</b>									
4800003-Developer Advances	178,006	25,123	69,678	22,179	-	-	-	-	Projecting no subsidy
InterEntity Settlement with D2 (2016A Bond COI)	-	-	-	-	-	-	-	7,050	2016A Bond COI cost reimb fr D2
<b>Total Other Sources and Uses</b>	<b>178,006</b>	<b>25,123</b>	<b>69,678</b>	<b>22,179</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,050</b>	
<b>Net Fund Activity</b>	<b>147,074</b>	<b>(81,022)</b>	<b>(40,981)</b>	<b>22,842</b>	<b>72,805</b>	<b>30,548</b>	<b>42,257</b>	<b>32,121</b>	
<b>Fund Balance-Beginning of Period</b>	<b>(10,440)</b>	<b>136,634</b>	<b>55,612</b>	<b>14,631</b>	<b>37,473</b>	<b>41,882</b>	<b>(4,409)</b>	<b>110,278</b>	
<b>Fund Balance-Ending of Period</b>	<b>136,634</b>	<b>55,612</b>	<b>14,631</b>	<b>37,473</b>	<b>110,278</b>	<b>72,430</b>	<b>37,848</b>	<b>142,399</b>	
<b>Restricted-Emergency (TABOR)</b>	<b>14,100</b>	<b>14,100</b>	<b>14,100</b>	<b>14,100</b>	<b>14,100</b>	<b>14,100</b>	<b>-</b>	<b>14,100</b>	3% of 2021 projected expenditures
<b>Unrestricted</b>	<b>122,534</b>	<b>41,512</b>	<b>531</b>	<b>23,373</b>	<b>96,178</b>	<b>58,330</b>	<b>37,848</b>	<b>128,299</b>	
<b>Total Fund Balance</b>	<b>136,634</b>	<b>55,612</b>	<b>14,631</b>	<b>37,473</b>	<b>110,278</b>	<b>72,430</b>	<b>37,848</b>	<b>142,399</b>	

Twin Buttes Metropolitan Districts No. 1-4  
Revised 2021 and Proposed 2022 Budget  
District #2-Fund Summary

	District #2								
	Audited 2017	Audited 2018	Audited 2019	Audited 2020	2021 Projected	2021 Adopted	Variance from Adopted Fav/(UnFav)	2022 Proposed	
<b>GENERAL FUND</b>									
<b>Revenue</b>									
4121001-D2 Property Taxes-O&M RE Tax	83,988	41,085	45,826	96,030	102,014	102,014	(0)	89,825	See Prop. Tax Estimate Table-Page 7
4121002-D2 Property Taxes-O&M RE Abatement	-	-	-	(642)	-	-	-	3,500	2020 Abatement Recapture
4121003-D2 Property Taxes-O&M SO Tax	8,409	4,836	4,841	9,645	10,752	7,141	3,611	8,982	10% of RE
4121005-D2 Treasurer Fees-O&M fees	(2,520)	(1,233)	(1,375)	(2,862)	(3,060)	(3,060)	0	(2,695)	3% RE tax-Collection Fee
<b>Total O&amp;M Property Taxes</b>	<b>89,877</b>	<b>44,688</b>	<b>49,292</b>	<b>102,171</b>	<b>109,705</b>	<b>106,094</b>	<b>3,611</b>	<b>99,613</b>	
4200002-D2 Real Estate Transfer Fees (RETF)	28,548	15,654	23,535	42,590	47,263	34,100	13,163	72,150	See separate schedule
4402002-D2 Development Fees	48,000	51,000	54,000	96,000	69,000	63,000	6,000	84,000	See separate schedule
<b>Total O&amp;M Other Fee Revenue</b>	<b>76,548</b>	<b>66,654</b>	<b>77,535</b>	<b>138,590</b>	<b>116,263</b>	<b>97,100</b>	<b>19,163</b>	<b>156,150</b>	
<b>Total Revenue</b>	<b>166,425</b>	<b>111,342</b>	<b>126,827</b>	<b>240,761</b>	<b>225,968</b>	<b>203,194</b>	<b>22,774</b>	<b>255,763</b>	
<b>Expenditures</b>									
<b>Intergovernmental</b>									
9300011-D2 O&M Prop.Tax OUT to D1	(89,938)	(44,689)	(49,291)	(102,172)	(109,705)	(106,094)	(3,611)	(99,613)	
9300003-D2 RETF OUT to D1	(37,644)	(15,653)	(23,536)	(42,589)	(47,263)	(34,100)	(13,163)	(72,150)	
9290003-D2 Cap Outlay-Dev Offset-2018	-	-	-	-	-	-	-	-	
<b>Total Intergovernmental Expenditures</b>	<b>(127,582)</b>	<b>(60,342)</b>	<b>(72,827)</b>	<b>(144,761)</b>	<b>(156,968)</b>	<b>(140,194)</b>	<b>(16,774)</b>	<b>(171,763)</b>	
<b>Total Expenditures</b>	<b>(127,582)</b>	<b>(60,342)</b>	<b>(72,827)</b>	<b>(144,761)</b>	<b>(156,968)</b>	<b>(140,194)</b>	<b>(16,774)</b>	<b>(171,763)</b>	
<b>Net Fund Activity-BEFORE Other Sources/(Uses)</b>	<b>38,843</b>	<b>51,000</b>	<b>54,000</b>	<b>96,000</b>	<b>69,000</b>	<b>63,000</b>	<b>6,000</b>	<b>84,000</b>	
<b>Other Financing Sources/(Uses)</b>									
4800003-Operating Subsidy from TBD Inc.	-	125,372	-	-	-	-	-	-	
9250012-Bond-2018B Bond COI Costs	-	(125,372)	-	-	-	-	-	-	
9320101-Dev Fees OUT Fr D2 O&M- To D2 DSF	(48,000)	(51,000)	(54,000)	(96,000)	(69,000)	(63,000)	(6,000)	(84,000)	
<b>Net Other Sources/(Uses)</b>	<b>(48,000)</b>	<b>(51,000)</b>	<b>(54,000)</b>	<b>(96,000)</b>	<b>(69,000)</b>	<b>(63,000)</b>	<b>(6,000)</b>	<b>(84,000)</b>	
<b>Net Fund Activity-AFTER Other Sources/(Uses)</b>	<b>(9,157)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(0)</b>	<b>-</b>	
<b>Fund Balance-Beginning of Period</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>Fund Balance-Ending of Period</b>	<b>(9,157)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(0)</b>	<b>-</b>	
<b>Restricted-Emergency (TABOR)</b>	<b>4,900</b>	<b>4,900</b>	<b>4,900</b>	<b>4,900</b>	<b>7,200</b>	<b>7,200</b>	<b>7,200</b>	<b>7,200</b>	3% of Tot. Expenditures (or greater)
<b>Unrestricted</b>	<b>(14,057)</b>	<b>(4,900)</b>	<b>(4,900)</b>	<b>(4,900)</b>	<b>(7,200)</b>	<b>(7,200)</b>	<b>(7,200)</b>	<b>(7,200)</b>	
<b>Total Fund Balance</b>	<b>(9,157)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(0)</b>	<b>-</b>	

Twin Buttes Metropolitan Districts No. 1-4  
Revised 2021 and Proposed 2022 Budget  
District #2-Fund Summary

	District #2								
	Audited 2017	Audited 2018	Audited 2019	Audited 2020	2021 Projected	2021 Adopted	Variance from Adopted Fav/(UnFav)	2022 Proposed	
<b>DEBT SERVICE FUND</b>									
<b>Revenues</b>									
4122001-D2 Property Taxes-DSF RE Tax	83,988	102,713	115,749	240,076	255,034	255,035	(0)	224,562	See Prop. Tax Estimate Table-Page 7
4122002-D2 Property Taxes-DSF RE Abatement	-	-	-	(1,604)	-	-	-	8,751	2020 Abatement Recapture
4122003-D2 Property Taxes-DSF SO Tax	8,515	10,967	12,200	24,273	25,530	17,852	7,678	22,456	10% of RE
4122005-Treasurer Fees-DSF Fees	(2,520)	(3,081)	(3,472)	(7,154)	(7,651)	(7,651)	0	(6,737)	3% RE tax-Collection Fee
<b>Total DSF Property Taxes</b>	<b>89,983</b>	<b>110,599</b>	<b>124,477</b>	<b>255,591</b>	<b>272,913</b>	<b>265,236</b>	<b>7,677</b>	<b>249,032</b>	
4901030-DSF Property Tax IN-from D3DSF	-	6,335	6,601	53	-	-	-	17,913	
4901040-DSF Property Tax IN-from D4DSF	64,978	59,005	57,947	57,928	65,318	63,338	1,980	66,022	
<b>Total Intergovernmental Revenue</b>	<b>64,978</b>	<b>65,340</b>	<b>64,548</b>	<b>57,981</b>	<b>65,318</b>	<b>63,338</b>	<b>1,980</b>	<b>83,935</b>	
4700000-Interest on Restricted Funds	2,650	5,633	7,912	11	30	1,400	(1,370)	30	
<b>Total Restricted Revenue</b>	<b>2,650</b>	<b>5,633</b>	<b>7,912</b>	<b>1,354</b>	<b>30</b>	<b>1,400</b>	<b>(1,370)</b>	<b>30</b>	
<b>Total Revenue</b>	<b>157,611</b>	<b>181,572</b>	<b>196,937</b>	<b>314,926</b>	<b>338,261</b>	<b>329,973</b>	<b>8,287</b>	<b>332,997</b>	
<b>Expenditures</b>									
<b>Intergovernmental</b>									
9300001-D2 Dev. Fees OUT TO D1	(39,090)	(60,421)	(48,275)	(75,000)	(84,000)	(72,054)	(11,946)	(96,000)	
4901041-D2 InterGovt NonCashAdj_with D4-DSF	(6,942)	6,942	-	-	-	-	-	-	
<b>Total Intergovernmental Expenditures</b>	<b>(46,032)</b>	<b>(53,479)</b>	<b>(48,275)</b>	<b>(75,000)</b>	<b>(84,000)</b>	<b>(72,054)</b>		<b>(96,000)</b>	
<b>Debt Service</b>									
2110102 - Princ Reduction-2016A Bonds	-	-	(35,000)	(50,000)	(60,000)	(60,000)	-	(65,000)	4th princ pmt-due 12/1_A Bonds only
9251000 - Interest Exp-2016A Bonds	(258,169)	(258,169)	(258,169)	(256,025)	(252,962)	(252,963)	0	(249,288)	Interest payments_A Bonds only
7656103 - Interest Exp-2018B Bonds-Accrued	-	-	-	-	-	-	-	-	
9810000-Trustee Fees	(3,500)	(3,500)	(7,000)	(7,000)	(7,000)	(7,000)	-	(7,000)	A & B Bonds
<b>Total Debt Service Expenditures</b>	<b>(261,669)</b>	<b>(261,669)</b>	<b>(300,169)</b>	<b>(313,025)</b>	<b>(319,962)</b>	<b>(319,963)</b>	<b>0</b>	<b>(321,288)</b>	
<b>Total Expenditures</b>	<b>(307,701)</b>	<b>(315,148)</b>	<b>(348,444)</b>	<b>(388,025)</b>	<b>(403,962)</b>	<b>(392,017)</b>	<b>0</b>	<b>(417,288)</b>	
<b>Net Fund Activity-BEFORE Other Sources/(Uses)</b>	<b>(150,090)</b>	<b>(133,576)</b>	<b>(151,507)</b>	<b>(73,099)</b>	<b>(65,702)</b>	<b>(62,043)</b>	<b>8,287</b>	<b>(84,291)</b>	
<b>Other Sources/(Uses)</b>									
480003 - Operating Subsidy from TBD Inc.	3,500	29,698	108,000	-	-	-	-	-	
InterEntity Settlement with D1 (2016A Bond COI)	-	-	-	-	-	-	-	(7,050)	2016A Bond COI cost reimb D1
4902102-Dev Fees IN-Fr D2O&M To D2DSF	48,000	51,000	54,000	96,000	69,000	63,000	6,000	84,000	
Change in A/P and A/R	-	-	-	-	-	-	-	-	
<b>Net Other Sources/(Uses)</b>	<b>51,500</b>	<b>80,698</b>	<b>162,000</b>	<b>96,000</b>	<b>69,000</b>	<b>63,000</b>	<b>6,000</b>	<b>76,950</b>	
<b>Net Fund Activity-AFTER Other Sources/(Uses)</b>	<b>(98,590)</b>	<b>(52,878)</b>	<b>10,493</b>	<b>22,901</b>	<b>3,298</b>	<b>957</b>	<b>14,287</b>	<b>(7,341)</b>	
<b>Fund Balance-Beginning of Period</b>	<b>463,000</b>	<b>364,410</b>	<b>311,532</b>	<b>322,025</b>	<b>344,926</b>	<b>347,546</b>	<b>347,546</b>	<b>348,503</b>	
<b>Fund Balance-Ending of Period</b>	<b>364,410</b>	<b>311,532</b>	<b>322,025</b>	<b>344,926</b>	<b>348,225</b>	<b>348,503</b>	<b>361,833</b>	<b>341,162</b>	

Twin Buttes of Durango Metropolitan Districts No. 1-4  
 Revised 2021 and Proposed 2022 Budget  
 District #3-Fund Summary

District #3									
GENERAL FUND	Audited 2017	Audited 2018	Audited 2019	Audited 2020	2021 Projected	2021 Adopted	Variance from Adopted Fav/(UnFav)	2022 Proposed	Comments
<b>Revenues</b>									
4131001-D3 Property Taxes-O&M RE Tax	573	2,370	2,390	3,584	7,184	7,184	-	6,696	See Page 7 for further analysis 10% of RE 3% RE tax-Collection Fee
4131003-D3 Property Taxes-O&M SO Tax	57	241	258	356	716	503	213	670	
4131005-D3 Treasurer Fees-O&M fees	(17)	(71)	(72)	(108)	(216)	(216)	-	(201)	
<b>Net O&amp;M Property Taxes</b>	<b>613</b>	<b>2,540</b>	<b>2,576</b>	<b>3,832</b>	<b>7,685</b>	<b>7,472</b>	<b>213</b>	<b>7,165</b>	
4200002-D3 Real Estate Transfer Fees	-	-	-	-	-	-	-	-	
4420002-D3 Development Fees	-	-	-	-	-	-	-	-	
<b>Total Other Fee Revenue</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>Total Revenues</b>	<b>613</b>	<b>2,540</b>	<b>2,576</b>	<b>3,832</b>	<b>7,685</b>	<b>7,472</b>	<b>213</b>	<b>7,165</b>	
<b>Expenditures</b>									
<b>Intergovernmental</b>									
9300013-D3 O&M Property Tax OUT to D1	(613)	(2,540)	(2,576)	(3,832)	(7,685)	(7,472)	(213)	(7,165)	
9300003-D3 RETF OUT to D1	-	-	-	-	-	-	-	-	
9300001-D3 Devel Fees OUT to D2	-	-	-	-	-	-	-	-	
<b>Total Intergovernmental Expenditures</b>	<b>(613)</b>	<b>(2,540)</b>	<b>(2,576)</b>	<b>(3,832)</b>	<b>(7,685)</b>	<b>(7,472)</b>	<b>(213)</b>	<b>(7,165)</b>	
<b>Total Expenditures</b>	<b>(613)</b>	<b>(2,540)</b>	<b>(2,576)</b>	<b>(3,832)</b>	<b>(7,685)</b>	<b>(7,472)</b>	<b>(213)</b>	<b>(7,165)</b>	
<b>Net Fund Activity</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>-</b>	
<b>Fund Balance-Beginning of Period</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>Fund Balance-Ending of Period</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>-</b>	

District #3									
DEBT SERVICE FUND	Audited 2017	Audited 2018	Audited 2019	Audited 2020	2021 Projected	2021 Adopted	Variance from Adopted Fav/(UnFav)	2022 Proposed	Comments
<b>Revenues</b>									
4132001-D3 Property Taxes-DSF RE Tax	-	5,924	6,127	-	-	-	-	16,741	See Page 7 for further analysis 10% of RE 3% RE tax-Collection Fee
4132001-D3 Property Taxes-DSF SO Tax	-	589	658	53	-	-	-	1,674	
4132005-D3 Treasurer Fees-DSF fees	-	(178)	(184)	-	-	-	-	(502)	
<b>Net DSF Property Taxes</b>	<b>-</b>	<b>6,335</b>	<b>6,601</b>	<b>53</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17,913</b>	
42000XX-D3 Real Estate Transfer Fees	-	-	-	-	-	-	-	-	
44200XX-D3 Development Fees	-	-	-	-	-	-	-	-	
<b>Total Other Fee Revenue</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>Total Revenues</b>	<b>-</b>	<b>6,335</b>	<b>6,601</b>	<b>53</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17,913</b>	
<b>Expenditures</b>									
<b>Intergovernmental</b>									
9300015-D3 DSF Property Tax OUT to D2	-	(6,335)	(6,601)	(53)	-	-	-	(17,913)	
93000XX-D3 RETF OUT to D1	-	-	-	-	-	-	-	-	
93000XX-D3 Devel Fees OUT to D2	-	-	-	-	-	-	-	-	
<b>Total Intergovernmental Expenditures</b>	<b>-</b>	<b>(6,335)</b>	<b>(6,601)</b>	<b>(53)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(17,913)</b>	
<b>Total Expenditures</b>	<b>-</b>	<b>(6,335)</b>	<b>(6,601)</b>	<b>(53)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(17,913)</b>	
<b>Net Fund Activity</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>Fund Balance-Beginning of Period</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>Fund Balance-Ending of Period</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	

Twin Buttes Metropolitan Districts No. 1-4  
 Revised 2021 and Proposed 2022 Budget  
 District #4-Fund Summary

	District #4								Comments
	Audited 2017	Audited 2018	Audited 2019	Audited 2020	2021 Projected	2021 Adopted	Variance from Adopted Fav/(UnFav)	2022 Proposed	
<b>General Fund</b>									
<b>Revenues</b>									
4141001-D4 Property Taxes-O&M RE Tax	12,048	10,703	10,749	10,803	48,721	48,721	0	49,362	See Page 7 for further analysis
4141002-D4 Property Taxes-O&M Abatements	(1,685)	1,685	-	-	-	-	-	-	
4141003-D4 Property Taxes-O&M SO Tax	1,196	2,178	1,412	1,107	4,879	3,410	1,468	4,936	10% of RE
4141005-D4 Treasurer Fees-O&M fees	(311)	(372)	(323)	(324)	(1,462)	(1,462)	(0)	(1,481)	3% RE tax-Collection Fee
<b>Total O&amp;M Property Taxes</b>	<b>11,248</b>	<b>14,194</b>	<b>11,838</b>	<b>11,586</b>	<b>52,138</b>	<b>50,670</b>	<b>1,468</b>	<b>52,818</b>	
4200002-D4 Real Estate Transfer Fees	-	-	-	-	-	-	-	-	No District 4 sales anticipated
4420002-D4 Development Fees	-	-	-	-	-	-	-	-	
4600001-D4 Public Improvement Fees (PIF)	-	469	954	905	346	800	(454)	50	
<b>Total Other Fee Revenue</b>	<b>-</b>	<b>469</b>	<b>954</b>	<b>905</b>	<b>346</b>	<b>800</b>	<b>(454)</b>	<b>50</b>	
<b>Total Revenues</b>	<b>11,248</b>	<b>14,663</b>	<b>12,792</b>	<b>12,491</b>	<b>52,484</b>	<b>51,470</b>	<b>1,014</b>	<b>52,868</b>	
<b>Expenditures</b>									
<b>Intergovernmental</b>									
9300014-D4 O&M Property Tax OUT to D1	(12,636)	(14,194)	(11,838)	(11,586)	(52,138)	(50,670)	(1,468)	(52,818)	
9300004-D4 RETF OUT to D1	-	-	-	-	-	-	-	-	
9300001-D4 Devel Fees OUT to D2	-	-	-	-	-	-	-	-	
9300050-D4 PIF OUT to D1	-	(469)	(954)	(905)	(346)	(800)	454	(50)	
9300015-D4 Intergovt. Non-Cash Adjust w D1	1,388	-	-	-	-	-	-	-	
<b>Total Intergovernmental Expenditures</b>	<b>(11,248)</b>	<b>(14,663)</b>	<b>(12,792)</b>	<b>(12,491)</b>	<b>(52,484)</b>	<b>(51,470)</b>	<b>(1,014)</b>	<b>(52,868)</b>	
<b>Total Expenditures</b>	<b>(11,248)</b>	<b>(14,663)</b>	<b>(12,792)</b>	<b>(12,491)</b>	<b>(52,484)</b>	<b>(51,470)</b>	<b>(1,014)</b>	<b>(52,868)</b>	
<b>Net Fund Activity</b>	-	-	-	-	-	-	(0)	-	
<b>Fund Balance-Beginning of Period</b>	-	-	-	-	-	-	-	-	
<b>Fund Balance-Ending of Period</b>	-	-	-	-	-	-	(0)	-	

	District #4								Comments
	Audited 2017	Audited 2018	Audited 2019	Audited 2020	2021 Projected	2021 Adopted	Variance from Adopted Fav/(UnFav)	2022 Proposed	
<b>Debt Service Fund</b>									
<b>Revenues</b>									
4142001-D4-Property Taxes-DSF RE Tax	60,242	53,518	53,749	54,012	60,902	60,902	0	61,703	See Page 7 for further analysis
4142002-D4-Property Taxes-DSF Abatements	(8,426)	8,426	-	-	-	-	-	-	Addit levy/recoup reductions Animals S
4142003-D4-Property Taxes-DSF SO Tax	5,980	5,861	5,810	5,536	6,243	4,263	1,980	6,170	10% of RE
4142005-D4-Treasurer Fees-DSF Fees	240	(1,858)	(1,612)	(1,620)	(1,827)	(1,827)	(0)	(1,851)	3% RE tax-Collection Fee
<b>Total DSF Property Taxes</b>	<b>58,036</b>	<b>65,947</b>	<b>57,947</b>	<b>57,928</b>	<b>65,318</b>	<b>63,338</b>	<b>1,980</b>	<b>66,022</b>	
<b>Total Revenues</b>	<b>58,036</b>	<b>65,947</b>	<b>57,947</b>	<b>57,928</b>	<b>65,318</b>	<b>63,338</b>	<b>1,980</b>	<b>66,022</b>	
<b>Expenditures</b>									
<b>Intergovernmental</b>									
9300040-D4 DSF Property Tax OUT to D2	(64,978)	(59,005)	(57,947)	(57,928)	(65,318)	(63,338)	(1,980)	(66,022)	
9300041-D4 InterGovt. Non-Cash Adjust w D2	6,942	(6,942)	-	-	-	-	-	-	
<b>Total Intergovernmental Expenditures</b>	<b>(58,036)</b>	<b>(65,947)</b>	<b>(57,947)</b>	<b>(57,928)</b>	<b>(65,318)</b>	<b>(63,338)</b>	<b>(1,980)</b>	<b>(66,022)</b>	
<b>Total Expenditures</b>	<b>(58,036)</b>	<b>(65,947)</b>	<b>(57,947)</b>	<b>(57,928)</b>	<b>(65,318)</b>	<b>(63,338)</b>	<b>(1,980)</b>	<b>(66,022)</b>	
<b>Net Fund Activity</b>	-	-	-	-	-	-	(0)	-	
<b>Fund Balance-Beginning of Period</b>	-	-	-	-	-	-	-	-	
<b>Fund Balance-Ending of Period</b>	-	-	-	-	-	-	(0)	-	

**ATTACHMENT 2**  
2021 Audited Financial Statements  
District No. 1 - 4



**TWIN BUTTES METROPOLITAN DISTRICT NO. 1**

FINANCIAL STATEMENTS  
AND  
INDEPENDENT AUDITOR'S REPORT

December 31, 2021



**DALBY, WENDLAND & CO., P.C.**

*CPAs and Business Advisors*

# TWIN BUTTES METROPOLITAN DISTRICT NO. 1

## Table of Contents

	<u>Page</u>
<b>Independent Auditor's Report</b>	1
<b>Management's Discussion and Analysis</b>	4
<b>Basic Financial Statements</b>	
Government-Wide Financial Statements:	
Statement of Net Position	8
Statement of Activities	9
Fund Financial Statements:	
Balance Sheet – Governmental Fund	10
Reconciliation of Total Governmental Fund Balance to the Statement of Net Position	11
Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Fund	12
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Fund to the Statement of Activities	13
Notes to Basic Financial Statements	14
<b>Required Supplemental Information</b>	
Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – General Fund	22

---

---

**Independent Auditor's Report**

---

---



DALBY, WENDLAND & CO., P.C.

Grand Junction

*CPAs and Business Advisors*

464 Main Street • P.O. Box 430 • Grand Junction, CO 81502  
Phone: (970) 243-1921 • Fax: (970) 243-9214

Board of Directors  
Twin Buttes Metropolitan District No. 1  
Durango, Colorado

## **INDEPENDENT AUDITOR'S REPORT**

### **Opinions**

We have audited the accompanying financial statements of the governmental activities and the major fund of the Twin Buttes Metropolitan District No. 1 (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 financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the District, as of December 31, 2021, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

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

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

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

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

*Aspen • Glenwood Springs • Rifle • Grand Junction • Montrose • Telluride*

*www.DalbyCPA.com*

*Since 1948*

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

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

## **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 7 and the budgetary comparison information on page 22 is presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance

on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

DWC

DALBY, WENDLAND & CO., P.C.

Grand Junction, Colorado

June 29, 2022

---

---

## Management's Discussion and Analysis

---

---

# TWIN BUTTES METROPOLITAN DISTRICT NO. 1

## MANAGEMENT'S DISCUSSION AND ANALYSIS

As of and for the year ended December 31, 2021

---

As management of the Twin Buttes Metropolitan District No. 1 (the District), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the year ended December 31, 2021 with comparative information presented for the year ended December 31, 2020. We encourage readers to consider the information presented here in conjunction with the additional information furnished in our basic financial statements to better understand the financial position of the District.

### **Financial Highlights**

Please refer to the Government-wide Financial Analysis on page 6 of this report.

- The District's Net Position grew \$85,472 from \$61,787 to \$147,259, propelled by property tax base increase and accelerated real estate activity.

### **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The basic financial statements are comprised of three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the basic financial statements. This report also contains required supplemental information in addition to the basic financial statements themselves.

### **Government-wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances in a manner similar to a private sector business.

The statement of net position presents information on all of the District's assets and liabilities with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether financial position is improving or deteriorating.

The statement of activities presents information showing how the District's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of cash flows. Thus, revenues and expenses are reported in the statement of activities for some items that will only result in cash flows in future fiscal periods.

In the government-wide financial statements, the District's activities are shown in one category; governmental activities. The District's activities are principally supported by charges for services – garden sales, fees and permits, intergovernmental transfers and developer operating subsidies. The government-wide financial statements can be found on pages 8 and 9.

### **Fund Financial Statements**

A fund is a group of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Fund accounting is used to ensure and demonstrate



compliance with finance-related legal requirements. The District’s General Fund is considered a governmental fund.

**Governmental Funds**

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the year. Such information may be useful in evaluating a government’s near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government’s near-term financing decisions. Both the governmental funds balance sheet and the governmental funds statement of revenues, expenditures and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities. The District presents one governmental fund, the General Fund. The District’s General Fund financial statements can be found on pages 10 and 12.

An annual appropriated budget was adopted for the General Fund. A budgetary comparison schedule has been provided on page 22 to demonstrate compliance with the adopted budget.

**Notes to Basic Financial Statements**

The notes to the basic financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

The notes to the basic financial statements can be found on pages 14 through 21.

**Required Supplementary Information (RSI)**

The RSI presents additional information that differs from the basic financial statements in that the auditor applies certain limited procedures in reviewing the information. In this report, RSI includes the management’s discussion and analysis and budgetary comparison schedule on page 22.

**Government-wide Financial Analysis**

The following summarizes the District’s governmental net position as of December 31:

	<u>2021</u>	<u>2020</u>
<b>Assets</b>		
Current and other assets	\$ 187,092	\$ 70,075
Capital assets, net	38,676	24,313
<b>Total Assets</b>	<u>225,768</u>	<u>94,388</u>
<b>Liabilities</b>		
Current liabilities	78,509	32,601
<b>Total Liabilities</b>	<u>78,509</u>	<u>32,601</u>
<b>Net Position</b>		
Net investment in capital assets	38,676	24,313
Restricted for emergency reserves	14,100	14,100
Unrestricted	94,483	23,374
<b>Total Net Position</b>	<u>\$ 147,259</u>	<u>\$ 61,787</u>

The following summarizes the change in the District’s governmental net position for the years ended December 31:

	<u>2021</u>	<u>2020</u>
<b>Revenues</b>		
Program revenues:		
Charges for services – garden sales	\$ 58,299	\$ 59,208
Permits and fees	35,250	21,000
General revenues:		
Developer subsidy	-	22,179
Intergovernmental revenue	321,762	236,086
Gain on disposal of capital assets	13,924	-
<b>Total Revenues</b>	<u>429,235</u>	<u>338,473</u>
<b>Expenses</b>		
General and administrative	218,765	197,331
Garden expenses	97,347	111,820
Property and grounds maintenance	27,651	12,873
Loss on disposal of capital assets	-	21,579
<b>Total Expense</b>	<u>343,763</u>	<u>343,603</u>
<b>Change in Net Position</b>	<u>85,472</u>	<u>(5,130)</u>
<b>Net position – January 1</b>	<u>61,787</u>	<u>66,917</u>
<b>Net position – December 31</b>	<u>\$ 147,259</u>	<u>\$ 61,787</u>

### Financial Analysis of Governmental Funds

As noted earlier, fund accounting is used to ensure and demonstrate compliance with finance related legal requirements.

The focus of governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. In particular, unassigned fund balance may serve as a useful measure of a government’s net resources available for spending at the end of the fiscal year.

The District has one major governmental fund, the General Fund. The General Fund had a fund balance of \$108,583 as of December 31, 2021, of which \$14,100 is restricted for emergencies. The unassigned portion of the fund balance in the amount of \$94,483 is available for general spending.

### General Fund Budgetary Highlights

Please refer to the General Fund-Budget and Actual Statement on page 22 of this report.

- Propelled by both certain farm asset sales and accelerated real estate activity the District was able to grow its fund reserves by approximately \$71,000 pushing the fund balance to its historical high of \$108,583.

### Capital Assets

Replacements, which improve or extend the lives of property, are capitalized. Maintenance, repairs and equipment replacements of a routine nature are charged to expenditures as incurred and are not capitalized. Additional information on the District’s capital assets can be found in Note 6.

### **Economic Factors and Next Year's Budget**

The District's Board will be monitoring various factors that affect the District's finances, including but not limited to the following:

- District No. 2 assessed values
- Real Estate Activity

The current outlook for property values are very optimistic. Real estate activity in 2021 was historically high for Durango and the region. The heightened activity stemmed from COVID conditions causing people to migrate from the cities to the rural regions. Telecommuting and teleconferencing becoming more widely accepted helped stimulate this activity as well. The heightened activity is causing real estate values to rise, this will have a positive effect on the District's tax base in the foreseeable future when properties are reassessed.

### **Request for Information**

This financial report is designed to provide a general overview of the District's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Steven Wilson, 692 Twin Buttes Ave., Durango, CO 81301.

---

---

## Basic Financial Statements

---

---

---

---

**Government-wide Financial Statements**

---

---

**TWIN BUTTES METROPOLITAN DISTRICT NO. 1**

**STATEMENT OF NET POSITION**

December 31, 2021

---

<b>ASSETS</b>	
Cash	\$ 177,372
Accounts receivable	2,670
Intergovernmental receivables	7,050
Capital assets, net of accumulated depreciation:	
Farm assets	11,710
Building	8,967
Vehicles	7,156
Website	9,040
Construction in Progress	1,803
	<u>1,803</u>
<i>Total Assets</i>	<u>225,768</u>
<b>LIABILITIES</b>	
Accounts payable	73,126
Accrued expenses	5,383
	<u>5,383</u>
<i>Total Liabilities</i>	<u>78,509</u>
<b>NET POSITION</b>	
Net investment in capital assets	38,676
Restricted for emergency reserves	14,100
Unrestricted	94,483
	<u>94,483</u>
<i>Total Net Position</i>	<u>\$ 147,259</u>

See accompanying notes.

**TWIN BUTTES METROPOLITAN DISTRICT NO. 1**

**STATEMENT OF ACTIVITIES**

For the year ended December 31, 2021

---

<b>GOVERNMENTAL ACTIVITIES:</b>	
<b>PROGRAM EXPENSES</b>	
General and administrative	\$ 218,765
Garden expenses	97,347
Property and grounds maintenance	27,651
<i>Total Program Expenses</i>	<u>343,763</u>
<b>PROGRAM REVENUES</b>	
Charges for services - garden sales	58,299
Permits and fees	35,250
<i>Net Program Expenses</i>	<u>250,214</u>
<b>GENERAL REVENUES</b>	
Intergovernmental revenue	321,762
Gain on disposal of capital assets	13,924
<i>Total General Revenues</i>	<u>335,686</u>
<i>Change in Net Position</i>	85,472
<b>Net Position - January 1</b>	<u>61,787</u>
<b>Net Position - December 31</b>	<u><u>\$ 147,259</u></u>

See accompanying notes.

---

---

**Fund Financial Statements**

---

---



**TWIN BUTTES METROPOLITAN DISTRICT NO. 1**

**BALANCE SHEET – GOVERNMENTAL FUND**

December 31, 2021

---

<b>ASSETS</b>	
Cash	\$ 177,372
Accounts receivable	2,670
Intergovernmental receivables	7,050
<i>Total Assets</i>	<u>\$ 187,092</u>
<b>LIABILITIES</b>	
Accounts payable	\$ 73,126
Accrued expenses	5,383
<i>Total Liabilities</i>	<u>78,509</u>
<b>FUND BALANCE</b>	
Restricted for:	
Emergency reserve	14,100
Unassigned	94,483
<i>Total Fund Balance</i>	<u>108,583</u>
<i>Total Liabilities and Fund Balance</i>	<u>\$ 187,092</u>

See accompanying notes.

**TWIN BUTTES METROPOLITAN DISTRICT NO. 1**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCE TO THE STATEMENT**  
**OF NET POSITION**  
December 31, 2021

---

<b>Total Fund Balance - Governmental Fund</b>	\$	108,583
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the Fund:		
Cost of capital assets	53,642	
Less accumulated depreciation	(14,966)	<u>38,676</u>
<b>Total Net Position - Governmental Activities</b>	<b>\$</b>	<b><u>147,259</u></b>

See accompanying notes.

**TWIN BUTTES METROPOLITAN DISTRICT NO. 1**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN**  
**FUND BALANCE – GOVERNMENTAL FUND**

For the year ended December 31, 2021

**REVENUES**

Charges for services - garden sales	\$	58,299
Permits and fees		35,250
Intergovernmental revenue		321,762
<i>Total Revenues</i>		415,311

**EXPENDITURES**

General and administrative		218,205
Garden expenses		95,167
Property and grounds maintenance		27,651
Capital outlay		25,929
<i>Total Expenditures</i>		366,952
<i>Excess of Revenues Over Expenditures</i>		48,359

**OTHER FINANCING SOURCES**

Proceeds from sale of assets		22,750
<i>Net Change in Fund Balance</i>		71,109

<b>Fund Balance - January 1</b>		37,474
<b>Fund Balance - December 31</b>		\$ 108,583

See accompanying notes.

**TWIN BUTTES METROPOLITAN DISTRICT NO. 1**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE - GOVERNMENTAL FUND TO THE STATEMENT OF**  
**ACTIVITIES**

For the year ended December 31, 2021

---

<b>Net Change in Fund Balance - Governmental Fund</b>	\$ 71,109
 Capital outlays are reported as expenditures in the Governmental Funds; however, in the Statement of Activities, the cost of capital assets is allocated over their estimated useful life as depreciation expense:	
Capital outlay	25,929
Depreciation expense	(2,740)
 Proceeds from disposal of capital assets are reported as other financing sources in the Governmental Funds; however, in the Statement of Activities, the proceeds from disposal of capital assets are netted with the net book value of the capital assets disposed resulting in a reported gain or loss on disposal of capital assets:	
Net book value of capital assets disposed	(8,826)
 <b>Change in Net Position of Governmental Activities</b>	 <u>\$ 85,472</u>

See accompanying notes.

---

---

**Notes to Basic Financial Statements**

---

---

# TWIN BUTTES METROPOLITAN DISTRICT NO. 1

## NOTES TO BASIC FINANCIAL STATEMENTS

December 31, 2021

---

### NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Twin Buttes Metropolitan District No. 1 (the District) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

The District's significant accounting policies are described below:

#### **Financial Reporting Entity**

The Twin Buttes Metropolitan District Nos. 1-4 are political subdivisions of the State of Colorado, formed in 2013 for the purpose of providing the management, implementation, and coordination of the financing, acquisition, completion, and operation of certain public infrastructure and services throughout the Twin Buttes of Durango Development (the Development). The improvements will be for the collective use and benefit of the property owners within, and residents of, the Development. The District will operate and maintain all other improvements within the Development. The District is the managing district and will arrange, control, and coordinate the financing, acquisition, construction, completion and operation of all public infrastructure and services for the Development (see Note 7); however, Twin Buttes Metropolitan District No. 2 (District No. 2) has issued \$8.7 million of debt. Twin Buttes Metropolitan District Nos. 2-4 (District Nos. 2-4) are authorized to collect property taxes and will contain the residential and commercial property of the Development. District Nos. 2 and 4 are authorized to issue bonds. The District is governed by an elected five-member Board of Directors (the Board).

#### **Government-wide Financial Statements**

The government-wide financial statements consist of a statement of net position and a statement of activities to report information on all of the non-fiduciary activities of the District as a whole. These statements are presented on an "economic resources" measurement focus and the accrual basis of accounting. Accordingly, all of the District's assets, and liabilities, including capital assets and any long-term liabilities, are included in the accompanying Statement of Net Position.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or program. *Program revenues* include 1) charges to those who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions, if any, that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not included among program revenues, if any, are reported instead as *general revenues*. The District has no *business-type activities*, which rely to a significant extent on user charges for support.

## **Fund Financial Statements**

The accounts of the District are organized on the basis of funds. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures. Government resources are allocated to, and accounted for, in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Governmental funds are accounted for on a flow of current financial resources basis. Balance sheets for these funds generally include only current assets, current liabilities and appropriate deferred inflows and deferred outflows of resources. Reported fund balances are considered a measure of available, spendable resources. Operating statements for these funds present a summary of available, spendable resources and expenditures for the period.

For the year ended December 31, 2021, the District has one fund, the General Fund, which is the District's primary operating fund that accounts for all financial resources of the District. The General Fund is considered a major fund.

Separate financial statements are provided for the governmental fund.

## **Measurement Focus and Basis of Accounting**

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 expenditures are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes, if any, are recognized as revenues in the year for which they are levied. Grants and similar items, if any, are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The modified accrual basis of accounting is used by all governmental funds. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they become both measurable and available). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Revenues are considered available if collected within 60 days after year end. Those revenues associated with the current period susceptible to accrual are charges for services - garden sales and permits and fees. Grant revenues, if any, are recognized as they are earned. All other revenues are reported when cash is received. Expenditures are recorded when the related fund liability is incurred. Exceptions to this general rule would include capital outlay which would be recognized when incurred, principal and interest on general long-term debt which would be recognized when due, and compensated absences which would be recognized when the obligations are expected to be liquidated with available financial resources.

## **Use of Estimates**

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **Accounts Receivable**

Accounts receivable consist of amounts due from various retail customers from garden and wholesale sales. As of December 31, 2021, management believes all accounts receivable are fully collectible; therefore no allowance for doubtful accounts has been recorded.

As described above, the District is the managing district of the Development and coordinates all financing and operations of the Development. Intergovernmental receivables may arise from inter-district transactions with District Nos. 2-4, and are recorded by all funds affected in the period in which transactions are executed. Intergovernmental receivables as of December 31, 2021 represent operating costs incurred by the District on behalf of District No. 2 that are expected to be repaid and are not related to operating expenses covered by the intergovernmental agreement described in Note 7 that would be included in the District's statement of activities.

## **Capital Assets**

Capital assets are stated at cost and include assets with an estimated useful life of more than one year. Donated assets are recorded at their estimated fair market value at the date of donation. Replacements, which improve or extend the lives of property, are capitalized. Maintenance, repairs, and equipment replacements of a routine nature are charged to expenditures as incurred and are not capitalized. Capital assets are depreciated using the straight-line method over useful lives of 5 to 25 years.

## **Net Position**

Net position represents the difference between assets and liabilities. Net position invested in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing attributable to the acquisition or construction of improvements of those assets. Net position is reported as restricted when there are limitations on their use due to external restrictions imposed by creditors, grantors, laws or regulations of other governments. The District applies restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

## **Fund Balance Classification**

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

- **Non-spendable:** This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact. As of December 31, 2021, the District did not have a non-spendable fund balance.
- **Restricted:** This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation. The District has classified the Taxpayer's Bill of Rights (TABOR) emergency reserves as being restricted because their use is restricted by Colorado State Statute.
- **Committed:** This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the District's Board. These amounts cannot be used for any other purpose unless the Board removes or changes the specified use by taking the



same type of action (ordinance or resolution) that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements. The District did not have any committed resources as of December 31, 2021.

- Assigned: This classification includes amounts that are constrained by the District's intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the Board or through the Board delegating this responsibility to the District manager through the budgetary process. As of December 31, 2021, the District did not have any assigned fund balance.
- Unassigned: This classification includes the residual fund balance for the General Fund.

The District would typically use committed resources first and then assigned resources as appropriate opportunities arise, but the District reserves the right to selectively spend unassigned resources first to defer the use of these other classified funds.

## **NOTE 2 - RECONCILIATION OF GOVERNMENT-WIDE FUND FINANCIAL STATEMENTS**

The governmental fund balance sheet includes a reconciliation between *fund balance* of the *governmental fund* and *net position of governmental activities* as reported in the government-wide statement of net position. Additionally, the governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between the *net change in fund balance* of the *governmental fund* and the *changes in net position of governmental activities* as reported in the government-wide statement of activities. These reconciliations detail items that require adjustment to convert from the current resources measurement and modified accrual basis for government fund statements to the economic resources measurement and full accrual basis used for government-wide statements.

## **NOTE 3 - TAX, SPENDING AND DEBT LIMITATIONS**

Colorado voters passed an amendment to the State Constitution, Article X, Section 20, commonly known as TABOR, which has several limitations including revenue raising, spending abilities, debt limitations, and other specific requirements of state and local governments. Future spending and revenue limits are determined based on the year's 'fiscal year spending,' adjusted for allowable increases based upon information and local growth. An election was held in November 2013 and voters approved a measure to allow the District to keep and retain all revenues, including grants, in excess of the fiscal year spending limit. TABOR also requires a reserve of 3% of the District's fiscal year spending, excluding bonded debt service. TABOR is complex and subject to judicial interpretation. The District believes it is in compliance with the requirements of TABOR. As of December 31, 2021, \$14,100 of the District's governmental fund balance is classified as restricted for an emergency reserve.

## **NOTE 4 - BUDGETS**

The District adheres to the following procedures in establishing the budgetary data reflected in the financial statements:

- A. Budgets are required by state law.

- B. The budget officer is required to submit a proposed budget to the Board by October 15.
- C. Public hearings are conducted by the Board to obtain taxpayer comments.
- D. Certification of the mill levies to the Board of County Commissioners and adoption of the budget and appropriations are required by December 15.
- E. Expenditures may not legally exceed appropriations at the fund level. Board approval is required for changes in the budget. The District amended its originally adopted 2021 budget. The District expended \$24,901 more than was appropriated during 2021 in the General Fund. This may be a violation of state budget law.
- F. Budget appropriations lapse at the end of each year.
- G. Budgets are adopted on the modified accrual basis of accounting.

**NOTE 5 - DEPOSITS**

The Colorado Public Deposit Protection Act (PDPA) governs the District’s deposits. The statutes specify eligible depositories for public cash deposits which must be Colorado institutions and must maintain federal deposit insurance through the Federal Deposit Insurance Corporation (FDIC) on deposits held. Each eligible depository with deposits in excess of the insured levels must pledge a collateral pool of defined eligible assets maintained by another institution or held in trust for all of its local government depositors as a group with a market value at least equal to 102% of the uninsured deposits. The Colorado Division of Banking for banks and savings and loan associations is required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2021, the carrying amount of the District’s deposits with maturities less than one year consisted of the following:

	Bank Balance	Carrying Amount
Cash in checking accounts	\$ 176,315	\$ 177,372

At December 31, 2021, the entire bank balance was covered by the FDIC.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District would not be able to recover its deposits. The District’s deposits are not deemed to be subject to custodial credit risk as they are covered by the FDIC or are collateralized under PDPA.

Concentrations of Credit Risk – Deposits

Concentration of credit risk is the risk of loss attributed to the magnitude of a government’s investment in a single issuer or institution. The District holds 100% of its cash deposits in one financial institution.

**NOTE 6 - CAPITAL ASSETS**

Capital assets activity for the year ended December 31, 2021 was as follows:

	Balance December 31, 2020	Increases	Decreases	Balance December 31, 2021
<b>Non-depreciable capital assets</b>				
Construction in progress	\$ -	\$ 1,803	\$ -	\$ 1,803
<i>Total non-depreciable capital assets</i>	<u>-</u>	<u>1,803</u>	<u>-</u>	<u>1,803</u>
<b>Depreciable capital assets</b>				
Farm Assets	19,250	-	-	19,250
Buildings	-	9,026	-	9,026
Website	-	9,600	-	9,600
Vehicles	37,382	5,500	(28,919)	13,963
<i>Total depreciable capital assets</i>	<u>56,632</u>	<u>24,126</u>	<u>(28,919)</u>	<u>51,839</u>
<i>Total capital assets</i>	<u>56,632</u>	<u>25,929</u>	<u>(28,919)</u>	<u>53,642</u>
<b>Less accumulated depreciation for:</b>				
Farm Assets	(6,450)	(1,090)	-	(7,540)
Buildings	-	(59)	-	(59)
Website	-	(560)	-	(560)
Vehicles	(25,869)	(1,031)	20,093	(6,807)
<i>Total accumulated depreciation</i>	<u>(32,319)</u>	<u>(2,740)</u>	<u>20,093</u>	<u>(14,966)</u>
<i>Total capital assets, net depreciation</i>	<u>\$ 24,313</u>	<u>\$ 23,189</u>	<u>\$ (8,826)</u>	<u>\$ 38,676</u>

Depreciation expense of \$2,180 was charged to the garden expense function/program of the District and amortization expense of \$560 was charged to the general and administrative function/program of the District for the year ended December 31, 2021.

**NOTE 7 - INTERGOVERNMENTAL AGREEMENT**

Effective June 1, 2020, the District and District Nos. 2-4 entered into amended intergovernmental financing agreements for the purpose of jointly financing the costs of any public improvements, facilities, systems, programs, or projects which the districts may provide, or for the purpose of providing for the operations and maintenance of the districts and their facilities and properties. According to the agreements, certain administrative costs directly associated with District Nos. 2-4 are considered obligations of the District. When property tax revenues are received by District Nos. 2-4, intergovernmental revenues and expenditures will be recognized to transfer the tax revenue to the District to assist in the payment of these costs. Future transfers of tax revenue may be in excess of actual costs paid by the District on behalf of District Nos. 2-4. For the year ended December 31, 2021, activities of District Nos. 1-4 were as follows:

	District No. 1	District No. 2	District No. 3	District No. 4	Total
Program expenses	\$ (343,763)	\$ (870,929)	\$ (7,956)	\$ (121,803)	\$ (1,344,451)
Program revenues	93,549	123,912	-	-	217,461
General revenues	<u>335,686</u>	<u>462,644</u>	<u>7,956</u>	<u>121,803</u>	<u>928,089</u>
<i>Change in net position</i>	<u>\$ 85,472</u>	<u>\$ (284,373)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (198,901)</u>

## **NOTE 8 - RELATED PARTY TRANSACTIONS**

The Developer pays certain costs on behalf of the District. As of December 31, 2021, the Developer incurred \$34,902 of costs on behalf of the District which is included in accounts payable.

The Developer leases office space to the District for operations. For the year ended December 31, 2021, the District paid \$3,000 in lease expense to the Developer.

As described in Note 1, the Districts' Board is composed of substantially the same members as the Board of District Nos. 2-4. In addition, the president of the Developer sits on the District's Board.

The contract accountant for the District also provides accounting services to the Developer.

## **NOTE 9 - ECONOMIC DEPENDENCY**

Pursuant to the Intergovernmental Agreements referred to in Note 7, the District relies on certain revenues from District Nos. 2-4 to cover the combined operating costs of all the districts. In prior years, the District partially relied on Developer subsidies stemming from the Operating Funding Agreement that was executed in November 2013 (see Note 10). This agreement obligates the Developer to subsidize revenue shortfalls of the District.

## **NOTE 10 - CONTINGENT LIABILITIES**

### **Risk Management**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; injuries to employees; and natural disasters. These risks are covered by the District's participation in a Special District funded pool. Settled claims have not exceeded this commercial coverage in the past year.

The World Health Organization declared the spread of Coronavirus Disease (COVID-19) a worldwide pandemic. The COVID-19 pandemic is having significant effects on global, national, and local markets, supply chains, businesses, and communities. Specific to the District, COVID-19 may impact various parts of its operations and financial results including but not limited to potential difficulty collecting the property tax levies and decreased farm stand sales. Management believes the District is taking appropriate actions to mitigate any potential negative impact. However, the full impact of COVID-19 is unknown and cannot be reasonably estimated as of December 31, 2021.

### **Developer Subsidy Repayment**

In November 2013, the District signed an Operating Funding Agreement (the Agreement) with the Developer. The Agreement provides for payment of operating subsidies to the District from the Developer to pay the costs of any management, operating and administrative expenses. The subsidies paid by the Developer to the District prior to the date of the Agreement are considered advanced funds. The subsidies become reimbursable to the Developer from the District once revenue, which is not otherwise appropriated, obligated, pledged or reserved for any current or future purpose in any fiscal year, becomes available. The District, from such available sources and at its sole discretion, will reimburse the Developer for the subsidies, together with a simple interest rate of 7% per year. As of the year ended December 31,

2021, the District has received \$1,067,845 of operating subsidies from the Developer. An accrued interest liability of \$446,589 for the repayment of the operating subsidies plus interest accrued thereon is not recorded by the District as of December 31, 2021, because the District had no available revenue that was not otherwise appropriated, obligated, pledged, or reserved.

#### **NOTE 11 - SUBSEQUENT EVENTS**

The District has evaluated subsequent events through June 29, 2022, the date which the financial statements were available to be issued.

The Operating Funding Agreement with the Developer was modified, effective January 1, 2022, to eliminate certain farm operating deficits, remove the applicable interest related to the farm deficits, and suspend interest permanently. The adjusted balance of \$1,004,631 will be payable with a term of twenty years which equates to approximately \$50,000 per year with an interest rate of 0%.

---

---

**Required Supplemental Information**

---

---

**TWIN BUTTES METROPOLITAN DISTRICT NO. 1**

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL – GENERAL FUND**

For the year ended December 31, 2021

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable) Variance</u>
<b>REVENUES</b>				
Charges for services	\$ 75,700	\$ 55,719	\$ 58,299	\$ 2,580
Sale of assets - proceeds	-	22,750	-	(22,750)
Permits and fees	25,500	35,250	35,250	-
Intergovernmental revenue	271,190	301,137	321,762	20,625
<i>Total Revenues</i>	<u>372,390</u>	<u>414,856</u>	<u>415,311</u>	<u>455</u>
<b>EXPENDITURES</b>				
General and administrative	188,281	202,534	218,205	(15,671)
Garden expenses	125,581	91,854	95,167	(3,313)
Property and grounds maintenance	12,980	21,160	27,651	(6,491)
Contingency	15,000	-	-	-
Capital outlay	-	26,503	25,929	574
<i>Total Expenditures</i>	<u>341,842</u>	<u>342,051</u>	<u>366,952</u>	<u>(24,901)</u>
<i>Excess of Revenues Under Expenditures</i>	30,548	72,805	48,359	(24,446)
<b>OTHER FINANCING SOURCES</b>				
Proceeds from sale of assets	-	-	22,750	22,750
<i>Net Change in Fund Balance</i>	<u>\$ 30,548</u>	<u>\$ 72,805</u>	71,109	<u>\$ (1,696)</u>
<b>Fund Balance - January 1</b>			<u>37,474</u>	
<b>Fund Balance - December 31</b>			<u>\$ 108,583</u>	

See accompanying notes and independent auditor's report.

**TWIN BUTTES METROPOLITAN DISTRICT NO. 2**

FINANCIAL STATEMENTS  
AND  
INDEPENDENT AUDITOR'S REPORT

December 31, 2021



**DALBY, WENDLAND & CO., P.C.**  
*CPAs and Business Advisors*



## TWIN BUTTES METROPOLITAN DISTRICT NO. 2

### Table of Contents

	<u>Page</u>
<b>Independent Auditor's Report</b>	1
<b>Management's Discussion and Analysis</b>	4
<b>Basic Financial Statements</b>	
Government-Wide Financial Statements:	
Statement of Net Position	9
Statement of Activities	10
Fund Financial Statements:	
Balance Sheet – Governmental Funds	11
Reconciliation of Total Governmental Fund Balances to the Statement of Net Position	12
Statement of Revenues, Expenditures, and Changes in Fund Balance	
– Governmental Funds	13
Reconciliation of the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balance to the Statement of Activities	14
Notes to Basic Financial Statements	15
<b>Required Supplemental Information</b>	
Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – General Fund	25
<b>Other Supplemental Information</b>	
Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – Debt Service Fund	26

---

---

**Independent Auditor's Report**

---

---



DALBY, WENDLAND & CO., P.C.

Grand Junction

*CPAs and Business Advisors*

464 Main Street • P.O. Box 430 • Grand Junction, CO 81502  
Phone: (970) 243-1921 • Fax: (970) 243-9214

Board of Directors  
Twin Buttes Metropolitan District No. 2  
Durango, Colorado

## **INDEPENDENT AUDITOR'S REPORT**

### **Opinions**

We have audited the accompanying financial statements of the governmental activities and the major fund of the Twin Buttes Metropolitan District No. 2 (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 financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the District, as of December 31, 2021, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

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

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

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

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

*Aspen • Glenwood Springs • Rifle • Grand Junction • Montrose • Telluride*

*www.DalbyCPA.com*

*Since 1948*

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

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

## **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 8 and the budgetary comparison information on page 25 is presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other

knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **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 information for the Debt Service Fund on page 26 is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – Debt Service Fund 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. Such 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 Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – Debt Service Fund is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

DWC

DALBY, WENDLAND & CO., P.C.  
Grand Junction, Colorado

June 29, 2022

---

---

## Management's Discussion and Analysis

---

---

## TWIN BUTTES METROPOLITAN DISTRICT NO. 2

### MANAGEMENT'S DISCUSSION AND ANALYSIS

As of and for the year ended December 31, 2021

---

As management of the Twin Buttes Metropolitan District No. 2 (the District), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the year ended December 31, 2021, with comparative information presented for the year ended 2020. We encourage readers to consider the information presented here in conjunction with the additional information furnished in our basic financial statements to better understand the financial position of the District.

#### **Financial Highlights**

- In the government-wide financial statements, the District's liabilities and deferred inflows were exceeded by its assets by \$4,095,623 at December 31, 2021. This negative net position will be reversed once various improvements are transferred from the Developer to the District. This should occur in 2022 and future years thereafter.
- In addition, the District's revenues were \$284,373 lower than expenses for the year ended December 31, 2021. The currently unfunded interest expense related to the 2018B bonds is the primary contributor to this difference.
- 2021 property and specific ownership tax revenues of approximately \$396,785 were up from 2020 resulting from an increase in the tax base stemming from both buildout and rising property values. Continued improvement in the tax base will allow the District's finances to improve accordingly. Growing and improving the District's tax base is a top priority for the Finance Committee and the board of directors. Efforts to accelerate land development and improve the absorption rate is the focus.
- The General Fund reported no ending fund balance at December 31, 2021 and 2020 as expected, per agreement as all revenues are routinely transferred to District No. 1 to fund operations.
- The Debt Service Fund reported an ending fund balance of \$339,480 at December 31, 2021, the full amount of which is restricted for debt service and is comparable to 2020 as expected. The Debt Service Fund reported an ending fund balance of \$344,927 at December 31, 2020, the full amount of which was restricted for debt service.

#### **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The basic financial statements are comprised of three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements. This report also contains required supplemental information in addition to the basic financial statements themselves.

#### **Government-wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances in a manner similar to a private sector business.

The statement of net position presents information on all of the District's assets, liabilities, and deferred inflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether financial position is improving or deteriorating.

The statement of activities presents information showing how the District's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of cash flows. Thus, revenues and expenses are reported in the statement of activities for some items that will only result in cash flows in future fiscal periods.

In the government-wide financial statements, the District's activities are shown in one category; governmental activities. The District's activities are principally supported by property taxes, fees, and intergovernmental transfers.

The government-wide financial statements can be found on pages 9 and 10.

### **Fund Financial Statements**

A fund is a group of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Fund accounting is used to ensure and demonstrate compliance with finance-related legal requirements. The District's funds are all considered governmental funds.

### **Governmental Funds**

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental funds balance sheet and the governmental funds statement of revenues, expenditures and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities. The District presents two governmental funds; the General Fund and the Debt Service Fund. The District's governmental funds financial statements can be found on pages 11 and 13.

An annual appropriated budget was adopted for the funds. Budgetary comparison schedules have been provided on pages 25 and 26 to demonstrate compliance with the adopted budgets.

### **Notes to Basic Financial Statements**

The notes to the basic financial statements provide additional information that are essential to a full understanding of the data provided in the government-wide and fund financial statements.

The notes to the basic financial statements can be found on pages 15 through 24.

### **Required Supplementary Information (RSI)**

The RSI presents additional information that differs from the basic financial statements in that the auditor applies certain limited procedures in reviewing the information. In this report, RSI includes the management's discussion and analysis and general fund budgetary comparison schedule on page 25.



## Government-wide Financial Analysis

The following summarizes the District's governmental net position as of December 31:

	2021	2020
<b>Assets</b>		
Current and other assets	\$ 675,734	\$ 711,597
Capital assets, net	5,287,044	5,287,044
<b>Total Assets</b>	<b>5,962,778</b>	<b>5,998,641</b>
<b>Liabilities</b>		
Current liabilities	1,220,081	883,323
Future obligations	8,511,686	8,569,519
<b>Total Liabilities</b>	<b>9,731,767</b>	<b>9,452,842</b>
<b>Deferred Inflows of Resources</b>		
Property tax revenue	326,634	357,049
<b>Total Deferred Inflows of Resources</b>	<b>326,634</b>	<b>357,049</b>
<b>Net Position</b>		
Net investment in capital assets	(3,224,642)	(3,282,116)
Restricted	346,680	352,127
Unrestricted	(1,217,661)	(881,261)
<b>Total Net Position</b>	<b>\$ (4,095,623)</b>	<b>\$ (3,811,250)</b>

The following summarizes the change in the District's governmental net position for the years ended December 31:

	2021	2020
<b>Revenues</b>		
Program revenues:		
Permits and fees	\$ 123,912	\$ 138,590
General revenues:		
Taxes, net of abatements	396,785	367,779
Developer subsidy	-	-
Intergovernmental revenue	65,822	57,981
Earnings on deposits and investments	37	1,354
<b>Total Revenues</b>	<b>586,556</b>	<b>565,704</b>
<b>Expenses</b>		
Treasurer fees	10,711	10,016
Bond trustee fee	7,000	7,000
Intergovernmental expenses	261,329	219,762
Interest	591,889	595,691
<b>Total Expenses</b>	<b>870,929</b>	<b>832,469</b>
<b>Change in Net Position</b>	<b>(284,373)</b>	<b>(266,765)</b>
<b>Net position – January 1</b>	<b>(3,811,250)</b>	<b>(3,544,485)</b>
<b>Net position – December 31</b>	<b>\$ (4,095,623)</b>	<b>\$ (3,811,250)</b>

## Mill Levy and Debt

Total authorized mill levy and total authorized and outstanding debt consists of the following as of December 31, 2021:

	General	Debt	Total
Authorized Mill Levy	20.00	50.00	70.00
Debt Authorized	Debt Outstanding		
\$37,250,000	\$8,511,686		

## Financial Analysis of Governmental Funds

As noted earlier, fund accounting is used to ensure and demonstrate compliance with finance related legal requirements.

The focus of governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

The District has two major governmental funds, the General Fund and the Debt Service Fund. The General Fund has an ending fund balance of \$0 as of December 31, 2021, with \$7,200 restricted for emergencies. There is no unassigned portion of the fund balance available for general spending. The Debt Service Fund had a fund balance of \$339,480 as of December 31, 2021, the entire amount of which is restricted for debt service.

## Budgetary Highlights

### *General Fund*

Significant tax base increases and an active real estate market produced historically high revenues and produced approximately \$165,000 for the operating district (District No. 1).

### *Debt Service Fund*

Gross property and specific ownership tax revenues of approximately \$283,000 were greater than prior year, stemming from build-out and appreciation of the District's property values and were consistent with budget. Debt service revenues ran comparable to annual debt service obligations as expected.

### *Capital Assets*

Replacements, which improve or extend the lives of property, are capitalized. Maintenance, repairs and equipment replacements of a routine nature are charged to expenditures as incurred and are not capitalized. Additional information on the District's capital assets can be found in Note 6.

## Future Obligations

As shown in the table below, the District began amortizing the 2016A bonds in 2019. See Note 7 of the Notes to the Financial Statements for more information on future obligations.

Future Obligations at Year End			
	December 31, 2021	December 31, 2020	Increase (Decrease)
Tax Supported Revenue Bonds Series 2016A (Series 2016A)	\$ 4,070,000	\$ 4,130,000	\$ (60,000)
Tax Supported Revenue Bonds Series 2018B (Series 2018B)	4,500,000	4,500,000	-
Total long-term debt outstanding	<u>\$ 8,570,000</u>	<u>\$ 8,630,000</u>	<u>\$ (60,000)</u>

## Economic Factors and Next Year's Budget

In 2021, the continued improving tax base has allowed the District to provide historically high surpluses to District No. 1 to fund operations and improve its coverage on the District's senior bonds. Further

plating and absorption in the foreseeable future will also allow further coverage on the subordinate bonds.

**Request for Information**

This financial report is designed to provide a general overview of the District's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Steven Wilson, 692 Twin Buttes Ave., Durango, CO 81301.

---

---

## **Basic Financial Statements**

---

---

---

---

**Government-wide Financial Statements**

---

---

**TWIN BUTTES METROPOLITAN DISTRICT NO. 2**

**STATEMENT OF NET POSITION**

December 31, 2021

---

<b>ASSETS</b>	
Cash	\$ 34,001
Property taxes receivable	326,634
Capital assets:	
Construction in process - infrastructure	5,287,044
Restricted cash	-
Restricted investments	315,099
	<u>5,962,778</u>
	<i>Total Assets</i>
<b>LIABILITIES</b>	
Accounts payable	2,570
Accrued interest payable	1,210,461
Intergovernmental payables	7,050
Future obligations:	
Due within one year	65,000
Due after one year, net of unamortized discounts	8,446,686
	<u>9,731,767</u>
	<i>Total Liabilities</i>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property tax revenue	<u>326,634</u>
	<i>Total Deferred Inflows of Resources</i>
	<u>326,634</u>
<b>NET POSITION</b>	
Net investment in capital assets	(3,224,642)
Restricted for:	
Debt service	339,480
Emergency reserve	7,200
Unrestricted	(1,217,661)
	<u>(4,095,623)</u>
	<i>Total Net Position</i>
	<u>\$ (4,095,623)</u>

See accompanying notes.

**TWIN BUTTES METROPOLITAN DISTRICT NO. 2**

**STATEMENT OF ACTIVITIES**

For the year ended December 31, 2021

---

<b>GOVERNMENTAL ACTIVITIES:</b>	
<b>PROGRAM EXPENSES</b>	
Treasurer's fees	\$ 10,711
Bond trustee's fees	7,000
Intergovernmental expenses	261,329
Interest	591,889
	<hr/>
<i>Total Program Expenses</i>	<i>870,929</i>
<b>PROGRAM REVENUES</b>	
Permits and fees	123,912
	<hr/>
<i>Net Program Expenses</i>	<i>747,017</i>
<b>GENERAL REVENUES</b>	
Taxes:	
Property taxes, net of property tax abatements	357,048
Specific ownership taxes	39,737
Intergovernmental revenue	65,822
Earnings on deposits and investments	37
	<hr/>
<i>Total General Revenues</i>	<i>462,644</i>
	<hr/>
<i>Change in Net Position</i>	<i>(284,373)</i>
<b>Net Position - January 1</b>	<b>(3,811,250)</b>
<b>Net Position - December 31</b>	<b>\$ (4,095,623)</b>

See accompanying notes.

---

---

**Fund Financial Statements**

---

---



**TWIN BUTTES METROPOLITAN DISTRICT NO. 2**

**BALANCE SHEET – GOVERNMENTAL FUNDS**

December 31, 2021

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Total Governmental Funds</u>
<b>ASSETS</b>			
Cash	\$ -	\$ 34,001	\$ 34,001
Property taxes receivable	93,325	233,309	326,634
Restricted cash	-	-	-
Restricted investments	-	315,099	315,099
<i>Total Assets</i>	<u>\$ 93,325</u>	<u>\$ 582,409</u>	<u>\$ 675,734</u>
<b>LIABILITIES</b>			
Accounts payable	\$ -	\$ 2,570	\$ 2,570
Intergovernmental payables	-	7,050	7,050
<i>Total Liabilities</i>	<u>-</u>	<u>9,620</u>	<u>9,620</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Property tax revenue	93,325	233,309	326,634
<i>Total Deferred Inflows of Resources</i>	<u>93,325</u>	<u>233,309</u>	<u>326,634</u>
<b>FUND BALANCE</b>			
Restricted for:			
Debt service	-	339,480	339,480
Emergency reserve	7,200	-	7,200
Unassigned	(7,200)	-	(7,200)
<i>Total Fund Balance</i>	<u>-</u>	<u>339,480</u>	<u>339,480</u>
<i>Total Liabilities, Deferred Inflows of Resources and Fund Balance</i>	<u>\$ 93,325</u>	<u>\$ 582,409</u>	<u>\$ 675,734</u>

See accompanying notes.

**TWIN BUTTES METROPOLITAN DISTRICT NO. 2**

**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES  
TO THE STATEMENT OF NET POSITION**

December 31, 2021

---

<b>Total Fund Balance - Governmental Funds</b>		\$ 339,480
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds:		
Cost of capital assets	\$ 5,287,044	
Less accumulated depreciation	<u>-</u>	5,287,044
Long-term debt obligations are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds.		(8,570,000)
Original bond issue discount is reported as financing sources in the governmental funds when first issued, but deferred and amortized in the Statement of Net Position.		58,314
Accrued interest on debt obligations is not due and payable in the current period and, therefore, is not reported as a liability in the governmental funds.		(1,210,461)
<b>Total Net Position - Governmental Activities</b>		<u><u>\$ (4,095,623)</u></u>

See accompanying notes.

**TWIN BUTTES METROPOLITAN DISTRICT NO. 2**

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
GOVERNMENTAL FUNDS

For the year ended December 31, 2021

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Total Governmental Funds</u>
<b>REVENUES</b>			
Taxes:			
Property taxes, net of property tax abatements	\$ 102,014	\$ 255,034	\$ 357,048
Specific ownership taxes	11,396	28,341	39,737
Permits and fees	123,912	-	123,912
Intergovernmental revenue	-	65,822	65,822
Earnings on deposits and investments	-	37	37
<i>Total Revenues</i>	<u>237,322</u>	<u>349,234</u>	<u>586,556</u>
<b>EXPENDITURES</b>			
Treasurer's fees	3,060	7,651	10,711
Bond trustee fee	-	7,000	7,000
Intergovernmental expenditures	165,262	96,067	261,329
Debt service			
Principal	-	60,000	60,000
Interest	-	252,963	252,963
<i>Total Expenditures</i>	<u>168,322</u>	<u>423,681</u>	<u>592,003</u>
<i>Excess (Deficiency) of Revenues Over (Under) Expenditures</i>	<u>69,000</u>	<u>(74,447)</u>	<u>(5,447)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers in	-	69,000	69,000
Transfers out	(69,000)	-	(69,000)
<i>Total Other Financing Sources (Uses)</i>	<u>(69,000)</u>	<u>69,000</u>	<u>-</u>
<i>Net Change in Fund Balance</i>	-	(5,447)	(5,447)
<b>Fund Balance - January 1</b>	-	344,927	344,927
<b>Fund Balance - December 31</b>	<u>\$ -</u>	<u>\$ 339,480</u>	<u>\$ 339,480</u>

See accompanying notes.

**TWIN BUTTES METROPOLITAN DISTRICT NO. 2**

**RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT  
OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
TO THE STATEMENT OF ACTIVITIES**

For the year ended December 31, 2021

---

<b>Net Change in Fund Balance - Total Governmental Funds</b>	\$ (5,447)
Amortization of bond discount is recorded in the Statement of Activities, but not on the governmental funds.	(2,166)
Accrued interest on debt obligations is not reported in the governmental funds but reported as an expenditure when due in the Statement of Net Position.	(336,760)
Principal payment on long-term debt is an expense in the governmental funds and a reduction to a liability in the Statement of Net Position.	60,000
<b>Change in Net Position of Governmental Activities</b>	<u><u>\$ (284,373)</u></u>

See accompanying notes.

---

---

**Notes to Basic Financial Statements**

---

---

## TWIN BUTTES METROPOLITAN DISTRICT NO. 2

### NOTES TO BASIC FINANCIAL STATEMENTS

December 31, 2021

---

#### NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Twin Buttes Metropolitan District No. 2 (the District) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

The District's more significant accounting policies are described below:

##### **Financial Reporting Entity**

The Twin Buttes Metropolitan District Nos. 1-4 are political subdivisions of the State of Colorado, formed in 2013 for the purpose of providing the management, implementation, and coordination of the financing, acquisition, completion, and operation of certain public infrastructure and services throughout the Twin Buttes of Durango Development (the Development). The improvements will be for the collective use and benefit of the property owners within, and residents of, the Development. The District's purpose is to issue and service the bonds and assess property taxes to assist with the financing of the Development. Twin Buttes Metropolitan District No. 1 (District No. 1) is the managing district and will arrange, control, and coordinate the financing, acquisition, construction, completion and operation of all public infrastructure and services for the Development (see Note 8). Twin Buttes Metropolitan District Nos. 3-4 (District No. 3 and District No. 4) collect property taxes, a portion of which are pledged for the repayment of the bonds, and will contain the residential and commercial property of the Development. District No. 4 is also authorized to issue bonds. The District is governed by an elected five-member Board of Directors (the Board).

##### **Government-wide Financial Statements**

The government-wide financial statements consist of a statement of net position and a statement of activities to report information on all of the non-fiduciary activities of the District as a whole. These statements are presented on an "economic resources" measurement focus and the accrual basis of accounting. Accordingly, all of the District's assets, and liabilities, including capital assets, and any long-term liabilities, and deferred inflows of resources are included in the accompanying Statement of Net Position.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or program. *Program revenues* include 1) Permit and fee charges on real estate transactions, and 2) grants and contributions, if any, that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not included among program revenues are reported instead as *general revenues*. The District receives intergovernmental revenue from District No. 3 and District No. 4 in the form of property taxes that are pledged for the repayment of the bonds. The District has no *business-type activities*, which rely to a significant extent on user charges for support.

## **Fund Financial Statements**

The accounts of the District are organized on the basis of funds. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, deferred inflows of resources, fund equity, revenues and expenditures. Government resources are allocated to, and accounted for, in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Governmental funds are accounted for on a flow of current financial resources basis. Balance sheets for these funds generally include only current assets, current liabilities, and appropriate deferred inflows and deferred outflows of resources. Reported fund balances are considered a measure of available, spendable resources. Operating statements for these funds present a summary of available, spendable resources and expenditures for the period.

For the year ended December 31, 2021, the District has two funds, the General Fund, which is the District's primary operating fund that accounts for all financial resources of the District, except those required to be accounted for in another fund; and the Debt Service Fund, which is the fund that accounts for principal and interest payments on outstanding bonds of the District. Both funds are considered major funds.

Separate financial statements are provided for governmental funds.

## **Measurement Focus and Basis of Accounting**

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 expenditures are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items, if any, are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The modified accrual basis of accounting is used by all governmental funds. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they become both measurable and available). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Revenues are considered available if collected within 60 days after year end. Those revenues associated with the current period susceptible to accrual are property taxes, interest revenue and permits and fees. Grant revenues, if any, are recognized as they are earned. All other revenues are reported when cash is received. Expenditures are recorded when the related fund liability is incurred. Exceptions to this general rule include principal and interest on general long-term debt which is recognized when due, and compensated absences which are recognized when the obligations are expected to be liquidated with available financial resources.

## **Use of Estimates**

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, deferred inflows of resources, and disclosure of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **Restricted Investments**

Certain debt proceeds of the District's Debt Service Fund were invested and are classified as restricted on the balance sheet because their use is limited by applicable bond covenants and they are maintained in separate accounts (see Note 7). The investment pools are established for local governments in Colorado to pool surplus funds (COLOTRUST). These pools are regulated by the Colorado Securities Commissioner. These pools operate similar to money market funds, with each share valued at \$1.

As of December 31, 2021, all of the District's investments were in COLOTRUST funds.

## **Property Taxes**

Property taxes for the current year are levied in December of the previous year and attach as a lien on property on January 1. They are payable in full by April 30 or in two equal installments due February 28 and June 15. Property taxes levied in 2021 are reported as a receivable and deferred inflow of resources at December 31. The deferred taxes are reported as revenue in the year in which the lien attaches and they are available and collectible.

## **Capital Assets**

Capital assets are stated at cost and include assets with an estimated useful life of more than one year. Donated assets are recorded at their estimated fair market value at the date of donation. Replacements, which improve or extend the lives of property, are capitalized. Maintenance, repairs, and equipment replacements of a routine nature are charged to expenditures as incurred and are not capitalized. Construction in process is not depreciated.

## **Intergovernmental Payables**

As described earlier, the District was established to issue and service bonds and to collect property taxes to assist with general operations of the Development. Intergovernmental payables arise from inter-district transactions with Twin Buttes Metropolitan District Nos. 1, 3, and 4, and are recorded by all funds affected in the period in which the transactions are executed. Intergovernmental payables as of December 31, 2021 represent operating costs incurred by District No. 1 that the District is required to reimburse.

## **Future Obligations**

In the government-wide financial statements, future obligations represent bond obligations and are reported as liabilities in the statement of net position. Bond issuance discounts are deferred and amortized over the life of the related bonds using the straight-line method. Bond obligations payable are reported net of the applicable bond discount. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as program expenses in the year incurred.

## **Deferred Inflows of Resources**

GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources and Net Position* (GASB 63), defines the five elements that make up a statement of financial position to include:

- Assets – resources with a present service capacity under District control.
- Deferred Outflows of Resources – consumption of net position by the District that is applicable to a future reporting period. The District had no deferred outflows of resources as of December 31, 2021.



- Liabilities – present obligations to sacrifice resources.
- Deferred Inflows of Resources – acquisitions of net position by the District that is applicable to a future reporting period.
- Net Position – residual of all other elements presented in a statement of financial position.

### **Net Position**

Net position represents the difference between assets, liabilities, and deferred inflows of resources. Net position invested in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing attributable to the acquisition or construction of improvements of those assets. Net position is reported as restricted when there are limitations on their use due to external restrictions imposed by creditors, grantors, laws or regulations of other governments. The District applies restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

### **Fund Balance Classification**

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

- Non-spendable: This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact. The District did not have any non-spendable resources as of December 31, 2021.
- Restricted: This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation. The District has classified the Taxpayer’s Bill of Rights (TABOR) emergency reserves as being restricted because their use is restricted by State Statute. The District has classified the amount restricted for payment of debt service as being restricted because their use is restricted by the financial institution with which the District has a revenue bond.
- Committed: This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the District’s Board. These amounts cannot be used for any other purpose unless the Board removes or changes the specified use by taking the same type of action (ordinance or resolution) that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements. The District did not have any committed resources as of December 31, 2021.
- Assigned: This classification includes amounts that are constrained by the District’s intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the Board or through the Board delegating this responsibility to the District manager through the budgetary process. The District did not have any assigned resources as of December 31, 2021.
- Unassigned: This classification includes the residual fund balance for the General Fund.

The District would typically use committed resources first and then assigned resources as appropriate opportunities arise, but the District reserves the right to selectively spend unassigned resources first to defer the use of these other classified funds.

**NOTE 2 - RECONCILIATION OF GOVERNMENT-WIDE FUND FINANCIAL STATEMENTS**

The governmental fund balance sheet includes a reconciliation between *fund balance* of the *governmental fund* and *net position of governmental activities* as reported in the government-wide statement of net position. Additionally, the governmental fund statement of revenues, expenditures, and changes in fund balance includes a reconciliation between the *net change in fund balance* of the *governmental fund* and the *changes in net position of governmental activities* as reported in the government-wide statement of activities. These reconciliations detail items that require adjustment to convert from the current resources measurement and modified accrual basis for government fund statements to the economic resources measurement and full accrual basis used for government-wide statements.

**NOTE 3 - TAX, SPENDING AND DEBT LIMITATIONS**

Colorado voters passed an amendment to the State Constitution, Article X, Section 20, commonly known as TABOR, which has several limitations including revenue raising, spending abilities, debt limitations, and other specific requirements of state and local governments. Future spending and revenue limits are determined based on the year's 'fiscal year spending,' adjusted for allowable increases based upon information and local growth. An election was held in November 2013 and voters approved a measure to allow the District to keep and retain all revenues, including grants, in excess of the fiscal year spending limit. TABOR also requires a reserve of 3% of the District's fiscal year spending, excluding bonded debt service. TABOR is complex and subject to judicial interpretation. The District believes it is in compliance with the requirements of TABOR. As of December 31, 2021, \$7,200 of the District's governmental fund balance is classified as restricted for emergency reserve.

**NOTE 4 - BUDGETS**

The District adheres to the following procedures in establishing the budgetary data reflected in the financial statements:

- A. Budgets are required by state law.
- B. The budget officer is required to submit a proposed budget to the Board by October 15.
- C. Public hearings are conducted by the Board to obtain taxpayer comments.
- D. Certification of the mill levies to the Board of County Commissioners and adoption of the budget and appropriations are required by December 15.
- E. Expenditures may not legally exceed appropriations at the fund level. Board approval is required for changes in the budget. The District amended its originally adopted 2021 budgets. The District expended \$8,293 more than was appropriated in the General Fund and \$12,067 more than was appropriated in the Debt Fund, due to the fact that taxes and fees collected were higher than

budget and therefore intergovernmental transfers were higher than budgeted. This may be a violation of state budget law.

- F. Budget appropriations lapse at the end of each year.
- G. Budgets are adopted on the modified accrual basis of accounting.

**NOTE 5 - DEPOSITS AND INVESTMENTS**

The Colorado Public Deposit Protection Act (PDPA) governs the District’s deposits. The statutes specify eligible depositories for public cash deposits which must be Colorado institutions and must maintain federal deposit insurance through the Federal Deposit Insurance Corporation (FDIC) on deposits held. Each eligible depository with deposits in excess of the insured levels must pledge a collateral pool of defined eligible assets maintained by another institution or held in trust for all of its local government depositors as a group with a market value at least equal to 102% of the uninsured deposits. The Colorado Division of Banking for banks, savings and loan associations is required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2021, the carrying amount of the District’s deposits with maturities less than one year consisted of the following:

	Bank Balance	Carrying Amount
Cash in checking accounts	\$ 31,108	\$ 34,001
COLOTRUST accounts	315,099	315,099
	<u>\$ 346,207</u>	<u>\$ 349,100</u>

At December 31, 2021, \$281,108 was covered by the depositor’s insurance. The remaining balance of \$65,099 was collateralized under PDPA requirements.

Custodial Credit Risk – Deposits and Investments

Custodial credit risk is the risk that in the event of a bank or investment pool failure, the District would not be able to recover its deposits or the value of its investments. The District’s deposits and investments are not deemed to be subject to custodial credit risk as they are covered by the FDIC or are collateralized under PDPA.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local government entities may invest including: obligations of the United States and certain U.S. government agency securities; certain international agency securities; general obligation and revenue bonds of U.S. local government entities; bankers’ acceptances of certain banks; commercial paper; local government investment pools, written repurchase agreements collateralized by certain authorized securities; certain money market funds; and guaranteed investment contracts. The District has no investment policy that would further limit its investment choices.

At December 31, 2021, the District had funds in a local government investment pool called COLOTRUST. COLOTRUST is an investment vehicle established for local government entities in Colorado to pool surplus funds for investment purposes. COLOTRUST is routinely monitored by the Colorado Division of Securities with regard to its operations and investments, which are also subject to

provisions of C.R.S. Title 24, Article 75, Section 6. The fair value of the investments in COLOTRUST is the same as the value of the pool shares.

COLOTRUST operates similarly to a money market fund and each share is equal in value to \$1.00. Investments include U.S. Treasury and Agency securities, the highest rated commercial paper and repurchase agreements collateralized by U.S. Treasury and Agency securities. COLOTRUST is rated AAA by Standard and Poor's. Financial statements for COLOTRUST may be obtained on their website at [www.colotruster.com](http://www.colotruster.com). COLOTRUST is not exposed to custodial credit risk because its existence is not evidenced by securities that exist in physical or book entry form.

Description	Credit Quality Rating	Maturity	Fair Value
COLOTRUST Prime	AAA	N/A	\$ 315,099

#### Interest Rate Risk – Investments

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board. The Board has not adopted an investment policy that allows investment maturities greater than five years.

#### Concentrations of Credit Risk – Deposits and Investments

Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer or institution. The District holds 100% of its cash deposits in one financial institution. The District holds 100% of its investments in the public entity investment pool.

### **NOTE 6 - CAPITAL ASSETS**

Capital assets activity for the year ended December 31, 2021 was as follows:

	Balance December 31, 2020	Increases	Decreases	Balance December 31, 2021
Non-depreciable capital assets				
Construction in process - infrastructure	\$ 5,287,044	\$ -	\$ -	\$ 5,287,044
<i>Total non-depreciable capital assets</i>	<u>\$ 5,287,044</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,287,044</u>

### **NOTE 7 - FUTURE OBLIGATIONS**

#### **Revenue Bond Obligations**

In August 2016, the District issued Tax Supported Revenue Bonds Series 2016A (Series 2016A) for \$4,215,000. Principal is payable annually on December 1 beginning on December 1, 2019 and annually thereafter maturing on December 1, 2048. Interest is charged at a rate of 6.125% and is payable semiannually beginning December 1, 2016 and semiannually thereafter maturing on December 1, 2048. Additionally, the total proceeds received by the District were net of a bond issue discount of \$69,327. The discount is amortized over the life of Series 2016A. All of the taxable property in the District is subject to the levy of an ad valorem tax to pay the principal of and interest on Series 2016A without limitation as to rate and in an amount sufficient to pay Series 2016A when due. Property taxes assessed in Twin Buttes Metropolitan District Nos. 3-4 are also pledged for debt service.

In June 2018, the District issued Tax Supported Revenue Bonds Series 2018B (Series 2018B) for \$4,500,000. Principal is payable annually on December 15 beginning on December 15, 2024 and annually thereafter maturing on June 15, 2048. Interest is charged at a rate of 7.500% and is payable annually beginning December 15, 2018 and annually thereafter maturing on June 15, 2048. No bond proceeds were received on the issuance of the bonds and the bond was issued at par value. All of the taxable property in the District is subject to the levy of an ad valorem tax to pay the principal of and interest on Series 2018B without limitation as to rate and in an amount sufficient to pay Series 2018B when due. Property taxes assessed in Twin Buttes Metropolitan District Nos. 3-4 are also pledged for debt service. At year end, the District had \$339,480 in fund balance restricted for debt service on Series 2016A and Series 2018B.

The Series 2018B bond issuance was intended to reimburse the Developer for the costs of construction in process – infrastructure as part of the ongoing construction of the Development.

The Series 2016A requires compliance with specified covenants and obligations such as a mandatory sinking fund redemption prior to the maturity date of the bonds, in part, by lot, upon payment of par and accrued interest, without redemption premium, on December 1 in the years and principal amounts set forth below. In addition, the District established a Reserve Fund money market investment account as required by the agreement to hold a minimum balance of \$314,288 to pay any deficiency that exists in the bond fund and future obligations. See Note 5 for disclosure of investment accounts. The District was in compliance with all debt covenants as of December 31, 2021.

The minimum future obligations on Series 2016A are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	65,000	252,963	317,963
2023	65,000	249,288	314,288
2024	70,000	245,305	315,305
2025	75,000	241,325	316,325
2026-2030	450,000	1,136,189	1,586,189
2031-2035	605,000	989,799	1,594,799
2036-2040	815,000	791,963	1,606,963
2041-2045	1,095,000	526,444	1,621,444
2046-2048	830,000	151,595	981,595
<i>Total minimum future obligations payments</i>	<u>\$ 4,070,000</u>	<u>\$ 4,584,871</u>	<u>\$ 8,654,871</u>

The minimum future obligations on Series 2018B are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	-	337,500	337,500
2023	-	337,500	337,500
2024	10,000	337,500	347,500
2025	330,000	337,500	407,500
2026-2030	450,000	1,626,375	2,076,375
2031-2035	650,000	1,444,125	2,094,125
2036-2040	925,000	1,180,875	2,105,875
2041-2045	1,330,000	805,500	2,135,500
2046-2048	1,065,000	237,750	1,302,750
<i>Total minimum future obligations payments</i>	<u>\$ 4,500,000</u>	<u>\$ 6,644,625</u>	<u>\$ 11,144,625</u>

Changes in future obligations for the year ended December 31, 2021 were as follows:

	Balance December 31, 2020	Additions	Reductions	Balance December 31, 2021	Due Within One Year
Series 2016A	\$ 4,130,000	\$ -	\$ 60,000	\$ 4,070,000	\$ 65,000
Original issue discount, net	(60,481)	-	2,166	(58,314)	2,166
Series 2018B	4,500,000	-	-	4,500,000	-
<i>Long-term debt</i>	<u>\$ 8,569,519</u>	<u>\$ -</u>	<u>\$ 62,166</u>	<u>\$ 8,511,686</u>	<u>\$ 67,166</u>

Interest expense of \$591,889 on future obligations has been included in the direct expenses of individual functions on the government-wide statement of activities. Authorization for future obligations is specific to a particular purpose; thus, an objective connection can be made to a specific program. All interest on future obligations is reported as a direct expense of the program for which borrowing is related.

#### **NOTE 8 - INTERGOVERNMENTAL AGREEMENT**

Effective June 1, 2020, the District and District No. 1 entered into an amended intergovernmental financing agreement for the purpose of jointly financing the costs of any public improvements, facilities, systems, programs, or projects which the District may provide, or for the purpose of providing for the operations and maintenance of the District and its facilities and properties. According to this agreement, certain administrative costs directly associated with the District are considered obligations of District No. 1. As property tax revenues and other O&M fees are received by the District, an intergovernmental expense is recognized to transfer funds to District No. 1 to assist in the payment of these costs. Future transfers of tax revenue may be in excess of actual costs paid by District No. 1 on behalf of the District. For the year ended December 31, 2021, activities of District Nos. 1-4 were as follows:

	<u>District No. 1</u>	<u>District No. 2</u>	<u>District No. 3</u>	<u>District No. 4</u>	<u>Total</u>
Program expenses	\$ (343,763)	\$ (870,929)	\$ (7,956)	\$ (121,803)	\$ (1,344,451)
Program revenues	93,549	123,912	-	-	217,461
General revenues	<u>335,686</u>	<u>462,644</u>	<u>7,956</u>	<u>121,803</u>	<u>928,089</u>
<i>Change in net position</i>	<u>\$ 85,472</u>	<u>\$ (284,373)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (198,901)</u>

#### **NOTE 9 - RELATED PARTIES**

The Developer pays certain costs on behalf of the District. As of December 31, 2021, the Developer incurred \$2,570 of costs on behalf of the District which is included in accounts payable.

As described in Note 1, the Districts' Board is composed of substantially the same members as the Board of District Nos. 1, 3, & 4. In addition, the president of the Developer sits on the District's Board.

The contract accountant for the District also provides accounting services to the Developer.

## **NOTE 10 - CONTINGENT LIABILITIES**

### **Risk Management**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; injuries to employees; and natural disasters. These risks are covered by the District's participation in a Special District funded pool. Settled claims have not exceeded this commercial coverage in the past year.

The World Health Organization declared the spread of Coronavirus Disease (COVID-19) a worldwide pandemic. The COVID-19 pandemic is having significant effects on global, national, and local markets, supply chains, businesses, and communities. Specific to the District, COVID-19 may impact various parts of its operations and financial results including but not limited to potential difficulty collecting the property tax levies. Management believes the District is taking appropriate actions to mitigate any potential negative impact. However, the full impact of COVID-19 is unknown and cannot be reasonably estimated as of December 31, 2021.

### **Developer Subsidy Repayment**

In 2019 the District received an operating subsidy from the Developer to pay certain costs related to debt service totaling \$108,000. No subsidy was paid from the Developer to the District for the year ended December 31, 2021. No formal agreement exists between the District and the Developer for the repayment of these subsidies, however it is the intention of the District to reimburse the Developer when funds become available in the future, provided the funds are not otherwise appropriated, obligated, pledged, or reserved for any current or future purpose. Due to the uncertainty of the availability of funds, and because no formal repayment agreement exists as of December 31, 2021, the District did not accrue a liability for the operating subsidies. The District, from such available sources and at its sole discretion, will reimburse the Developer for the operating subsidies.

---

---

**Required Supplemental Information**

---

---



**TWIN BUTTES METROPOLITAN DISTRICT NO. 2**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –**  
**BUDGET AND ACTUAL – GENERAL FUND**

For the year ended December 31, 2021

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable) Variance</u>
<b>REVENUES</b>				
Taxes:				
Property taxes	\$ 102,014	\$ 102,014	\$ 102,014	\$ -
Specific ownership taxes	7,141	10,752	11,396	644
Permits and fees	97,100	116,263	123,912	7,649
<i>Total Revenues</i>	<u>206,255</u>	<u>229,029</u>	<u>237,322</u>	<u>8,293</u>
<b>EXPENDITURES</b>				
Treasurer's fees	3,060	3,060	3,060	-
Intergovernmental expenditures	140,194	156,969	165,262	(8,293)
<i>Total Expenditures</i>	<u>143,254</u>	<u>160,029</u>	<u>168,322</u>	<u>(8,293)</u>
<i>Excess (Deficiency) of Revenues Over (Under)</i> <i>Expenditures</i>	63,001	69,000	69,000	-
<b>OTHER FINANCING USES</b>				
Transfers out	(63,000)	(69,000)	(69,000)	-
<i>Total Other Financing Uses</i>	<u>(63,000)</u>	<u>(69,000)</u>	<u>(69,000)</u>	<u>-</u>
<i>Net Change in Fund Balance</i>	<u>\$ 1</u>	<u>\$ -</u>	<u>-</u>	<u>\$ -</u>
<b>Fund Balance - January 1</b>			-	
<b>Fund Balance - December 31</b>			<u>\$ -</u>	

See accompanying notes and independent auditor's report.

---

---

**Other Supplemental Information**

---

---

**TWIN BUTTES METROPOLITAN DISTRICT NO. 2**

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –

BUDGET AND ACTUAL – DEBT SERVICE FUND

For the year ended December 31, 2021

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable) Variance</u>
<b>REVENUES</b>				
Taxes:				
Property taxes	\$ 255,035	\$ 255,034	\$ 255,034	\$ -
Specific ownership taxes	17,852	25,530	28,341	2,811
Intergovernmental revenue	63,338	65,318	65,822	504
Earnings on deposits and investments	<u>1,400</u>	<u>30</u>	<u>37</u>	<u>7</u>
<i>Total Revenues</i>	<u>337,625</u>	<u>345,912</u>	<u>349,234</u>	<u>3,322</u>
<b>EXPENDITURES</b>				
Treasurer's fees	7,651	7,651	7,651	-
Bond trustee fee	7,000	7,000	7,000	-
Intergovernmental expenditures	72,054	84,000	96,067	(12,067)
Debt service				
Principal	60,000	60,000	60,000	-
Interest	<u>252,963</u>	<u>252,963</u>	<u>252,963</u>	<u>-</u>
<i>Total Expenditures</i>	<u>399,668</u>	<u>411,614</u>	<u>423,681</u>	<u>(12,067)</u>
<i>Deficiency of Revenues Under Expenditures</i>	<u>(62,043)</u>	<u>(65,702)</u>	<u>(74,447)</u>	<u>(8,745)</u>
<b>OTHER FINANCING SOURCES</b>				
Transfers in	<u>63,000</u>	<u>69,000</u>	<u>69,000</u>	<u>-</u>
<i>Total Other Financing Sources (Uses)</i>	<u>63,000</u>	<u>69,000</u>	<u>69,000</u>	<u>-</u>
<i>Net Change in Fund Balance</i>	<u>\$ 957</u>	<u>\$ 3,298</u>	<u>(5,447)</u>	<u>\$ (8,745)</u>
<b>Fund Balance - January 1</b>			<u>344,927</u>	
<b>Fund Balance - December 31</b>			<u>\$ 339,480</u>	

See accompanying notes and independent auditor's report.

**TWIN BUTTES METROPOLITAN DISTRICT NO. 3**

FINANCIAL STATEMENTS  
AND  
INDEPENDENT AUDITOR'S REPORT

December 31, 2021



**DALBY, WENDLAND & CO., P.C.**

*CPAs and Business Advisors*

# TWIN BUTTES METROPOLITAN DISTRICT NO. 3

## Table of Contents

	<u>Page</u>
<b>Independent Auditor's Report</b>	1
<b>Management's Discussion and Analysis</b>	4
<b>Basic Financial Statements</b>	
Government-Wide Financial Statements:	
Statement of Net Position	8
Statement of Activities	9
Fund Financial Statements:	
Balance Sheet – Governmental Funds	10
Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Funds	11
Notes to Basic Financial Statements	12
<b>Required Supplemental Information</b>	
Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – General Fund	18
<b>Other Supplemental Information</b>	
Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – Debt Service Fund	19

---

---

**Independent Auditor's Report**

---

---



DALBY, WENDLAND & CO., P.C.

Grand Junction

*CPAs and Business Advisors*

464 Main Street • P.O. Box 430 • Grand Junction, CO 81502  
Phone: (970) 243-1921 • Fax: (970) 243-9214

Board of Directors  
Twin Buttes Metropolitan District No. 3  
Durango, Colorado

## **INDEPENDENT AUDITOR'S REPORT**

### **Opinions**

We have audited the accompanying financial statements of the governmental activities and the major fund of the Twin Buttes Metropolitan District No. 3 (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 financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the District, as of December 31, 2021, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

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

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

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

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

*Aspen • Glenwood Springs • Rifle • Grand Junction • Montrose • Telluride*

*www.DalbyCPA.com*

*Since 1948*

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

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

## **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 7 and budgetary comparison information on page 18 is presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other



knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other 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 information for the Debt Service Fund on page 19 is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – Debt Service Fund 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. Such 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 Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – Debt Service Fund is fairly stated, in all material respects, in relation to the basic financial statements as a whole.



DALBY, WENDLAND & CO., P.C.  
Grand Junction, Colorado

June 29, 2022

---

---

## Management's Discussion and Analysis

---

---

## TWIN BUTTES METROPOLITAN DISTRICT NO. 3

### MANAGEMENT'S DISCUSSION AND ANALYSIS

As of and for the year ended December 31, 2021

---

As management of the Twin Buttes Metropolitan District No. 3 (the District), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the year ended December 31, 2021, with comparative information presented for the year ended December 31, 2020. We encourage readers to consider the information presented here in conjunction with the additional information furnished in our basic financial statements to better understand the financial position of the District.

#### **Financial Highlights**

- In the government-wide financial statements, the District's assets equaled its liabilities and deferred inflows of resources at December 31, 2021 and 2020. In addition, the District's revenues equaled its expenses for the years ended December 31, 2021 and 2020 as expected.
- The General Fund had no ending fund balance at December 31, 2021 and 2020 as expected.
- The Debt Service Fund had no fund balance at December 31, 2021 and 2020 as expected.
- Certain administrative costs related to operating the District were paid for by Twin Buttes Metropolitan District No. 1 (District No. 1) (See Note 5).
- The District was formed for the primary purpose of generating revenue from property taxes, development fees, and real estate transfer fees to either fund operating costs of District No. 1 or to service bonded debt issued by any of the three other districts. This District is currently composed of approximately 100 acres of undeveloped land and is either classified as ranch property or governmental with minimal assessable value. Development of the property within the District will not occur for several years. Until such development activity occurs the assessable value and property tax revenues will remain minimal. Development fee and real estate transfer fee revenues will not occur until development is complete and the properties are sold. Accordingly, fund activity and balances, whether government wide or fund basis, were minimal for 2021 and 2020.

#### **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The basic financial statements are comprised of three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the basic financial statements. This report also contains required supplemental information in addition to the basic financial statements themselves.

#### **Government-wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances in a manner similar to a private sector business.

The statement of net position presents information on all of the District's assets and deferred inflows of resources with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether financial position is improving or deteriorating.

The statement of activities presents information showing how the District's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of cash flows. Thus, revenues and expenses are reported in the statement of activities for some items that will only result in cash flows in future fiscal periods.

In the government-wide financial statements, the District's activities are shown in one category; governmental activities. The District's activities are principally supported by property taxes.

The government-wide financial statements can be found on pages 8 and 9.

### **Fund Financial Statements**

A fund is a group of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Fund accounting is used to ensure and demonstrate compliance with finance-related legal requirements. The District's funds are all considered governmental funds.

### **Governmental Funds**

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental funds balance sheet and the governmental funds statement of revenues, expenditures and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities. The District presents two governmental funds, the General Fund and the Debt Service Fund. The District's Governmental Funds financial statements can be found on pages 10 and 11.

An annual appropriated budget was adopted for the funds in 2021 and 2020. Budgetary comparison schedules have been provided on pages 18 and 19 to demonstrate compliance with the adopted budgets.

### **Notes to Basic Financial Statements**

The notes to the basic financial statements provide additional information that are essential to a full understanding of the data provided in the government-wide and fund financial statements.

The notes to the basic financial statements can be found on pages 12 through 17.

### **Required Supplementary Information (RSI)**

The RSI presents additional information that differs from the basic financial statements in that the auditor applies certain limited procedures in reviewing the information. In this report, RSI includes the management's discussion and analysis and budgetary comparison schedule on page 18.

## Government-wide Financial Analysis

The following summarizes the District's governmental net position as of December 31:

	<u>2021</u>	<u>2020</u>
<b>Assets</b>		
Current and other assets	\$ 23,437	\$ 7,184
<i>Total Assets</i>	<u>23,437</u>	<u>7,184</u>
<b>Liabilities</b>		
Current liabilities	-	-
<i>Total Liabilities</i>	<u>-</u>	<u>-</u>
<b>Deferred Inflows of Resources</b>		
Property tax revenue	23,437	7,184
<i>Total Deferred Inflows of Resources</i>	<u>23,437</u>	<u>7,184</u>
<b>Net Position</b>		
Unrestricted	-	-
<i>Total Net Position</i>	<u>\$ -</u>	<u>\$ -</u>

The following summarizes the change in the District's governmental net position for the year ended December 31:

	<u>2021</u>	<u>2020</u>
<b>Revenues</b>		
General revenues:		
Taxes	\$ 7,956	\$ 3,993
<i>Total Revenues</i>	<u>7,956</u>	<u>3,993</u>
<b>Expenses</b>		
Treasurer's fees	215	107
Intergovernmental expenses	7,741	3,886
<i>Total Expense</i>	<u>7,956</u>	<u>3,993</u>
<i>Change in Net Position</i>	<u>-</u>	<u>-</u>
<b>Net position – January 1</b>	-	-
<b>Net position – December 31</b>	<u>\$ -</u>	<u>\$ -</u>

## Mill Levy and Debt

Total authorized mill levy and total authorized and outstanding debt consists of the following as of December 31, 2021:

	General	Debt	Total
Authorized Mill Levy	20.000	0.000	20.000
Debt Authorized	Debt Outstanding		
\$37,250,000	\$0		

## Financial Analysis of Governmental Funds

As noted earlier, fund accounting is used to ensure and demonstrate compliance with finance related legal requirements.

The focus of governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

The District has one major governmental fund, the General Fund, and one nonmajor governmental fund, the Debt Service Fund. As expected the General Fund and Debt Service Fund had no fund balance as of December 31, 2021 and 2020 as pursuant to agreement with District No. 1 and 2, the District revenues are transferred out to Districts No. 1 and 2.

### **General Fund and Debt Service Fund - Budgetary Highlights**

The various revenues of this District are primarily dedicated to District No. 1 operations and District No. 2 debt service. The District's expenditures in 2021 were intergovernmental transfers of collected revenues to fund District No. 1's operating costs and District No 2's debt service costs. The District's General Fund and Debt Service Fund unassigned fund balances were drawn down to zero at the end of 2021 accordingly.

### **Economic Factors and Next Year's Budget**

The 2021 actual results reflect primarily property tax levies. The District's 2022 budget is comparable to 2021 actual results as the tax base and mill levy rates remain comparable to 2021.

### **Request for Information**

This financial report is designed to provide a general overview of the District's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Steven Wilson, 692 Twin Buttes Ave. Durango, CO 81301.

---

---

## **Basic Financial Statements**

---

---

---

---

**Government-wide Financial Statements**

---

---



**TWIN BUTTES METROPOLITAN DISTRICT NO. 3**

**STATEMENT OF NET POSITION**

December 31, 2021

---

**ASSETS**

Property taxes receivable

\$ 23,437

*Total Assets* 23,437

**DEFERRED INFLOWS OF RESOURCES**

Property tax revenue

23,437

*Total Deferred Inflows of Resources* 23,437

**NET POSITION**

Unrestricted

-

*Total Net Position* \$ -

See accompanying notes.

**TWIN BUTTES METROPOLITAN DISTRICT NO. 3**

**STATEMENT OF ACTIVITIES**

For the year ended December 31, 2021

---

**GOVERNMENTAL ACTIVITIES:**

**PROGRAM EXPENSES**

Treasurer's fees	\$	215
Intergovernmental expenses		7,741
		<hr/>
<i>Total Program Expenses</i>		7,956
		<hr/>

**GENERAL REVENUES**

Taxes:		
Property taxes		7,184
Specific ownership taxes		772
		<hr/>
<i>Total General Revenues</i>		7,956
		<hr/>
<i>Change in Net Position</i>		-

<b>Net Position</b> - January 1		<hr/>
		-
<b>Net Position</b> - December 31	\$	<hr/>
		-

See accompanying notes.

---

---

**Fund Financial Statements**

---

---

**TWIN BUTTES METROPOLITAN DISTRICT NO. 3**

**BALANCE SHEET – GOVERNMENTAL FUNDS**

December 31, 2021

	<u>Major Fund</u>	<u>Nonmajor Fund</u>	
	<u>General</u>	<u>Debt</u>	<u>Total</u>
	<u>Fund</u>	<u>Service</u>	<u>Governmental</u>
	<u>Fund</u>	<u>Fund</u>	<u>Funds</u>
<b>ASSETS</b>			
Property taxes receivable	\$ 6,696	\$ 16,741	\$ 23,437
<i>Total Assets</i>	<u>\$ 6,696</u>	<u>\$ 16,741</u>	<u>\$ 23,437</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Property tax revenue	\$ 6,696	\$ 16,741	\$ 23,437
<i>Total Deferred Inflows of Resources</i>	<u>6,696</u>	<u>16,741</u>	<u>23,437</u>
<b>FUND BALANCE</b>			
Unassigned	-	-	-
<i>Total Fund Balance</i>	<u>-</u>	<u>-</u>	<u>-</u>
<i>Total Liabilities, Deferred Inflows of Resources, and Fund Balance</i>	<u>\$ 6,696</u>	<u>\$ 16,741</u>	<u>\$ 23,437</u>

See accompanying notes.

**TWIN BUTTES METROPOLITAN DISTRICT NO. 3**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN**  
**FUND BALANCE – GOVERNMENTAL FUNDS**

For the year ended December 31, 2021

	<u>Major Fund</u>	<u>Nonmajor Fund</u>	
	<u>General</u>	<u>Debt</u>	<u>Total</u>
	<u>Fund</u>	<u>Service</u>	<u>Governmental</u>
	<u>Fund</u>	<u>Fund</u>	<u>Funds</u>
<b>REVENUES</b>			
Taxes:			
Property taxes	\$ 7,184	\$ -	\$ 7,184
Specific ownership taxes	772	-	772
<i>Total Revenues</i>	<u>7,956</u>	<u>-</u>	<u>7,956</u>
<b>EXPENDITURES</b>			
Treasurer's fees	215	-	215
Intergovernmental expenditures	7,741	-	7,741
<i>Total Expenditures</i>	<u>7,956</u>	<u>-</u>	<u>7,956</u>
<i>Excess of Revenues Over Expenditures</i>	<u>-</u>	<u>-</u>	<u>-</u>
<i>Net Change in Fund Balance</i>	-	-	-
<b>Fund Balance - January 1</b>	-	-	-
<b>Fund Balance - December 31</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See accompanying notes.

---

---

**Notes to Basic Financial Statements**

---

---

## TWIN BUTTES METROPOLITAN DISTRICT NO. 3

### NOTES TO BASIC FINANCIAL STATEMENTS

December 31, 2021

---

#### NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Twin Buttes Metropolitan District No. 3 (the District) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

The District's significant accounting policies are described below:

##### **Financial Reporting Entity**

The Twin Buttes Metropolitan District Nos. 1-4 are political subdivisions of the State of Colorado, formed in 2013 for the purpose of providing the management, implementation, and coordination of the financing, acquisition, completion, and operation of certain public infrastructure and services throughout the Twin Buttes of Durango Development (the Development). The improvements will be for the collective use and benefit of the property owners within, and residents of, the Development. The District was designed, along with Twin Buttes Metropolitan District No. 4 (District No. 4), to collect property taxes which are pledged to repay the bonds issued by Twin Buttes Metropolitan District No. 2 (District No. 2). It will also contain a portion of the residential property of the Development. The commercial property of the Development will be located in District No. 4. Twin Buttes Metropolitan District No. 1 (District No.1) is the managing district and incurs a majority of the operating costs of the Development (see Note 6). District Nos. 2 and 4 are authorized to issue bonds and collect property taxes for the repayment of the debt. The District is governed by an elected five-member Board of Directors (the Board).

##### **Government-wide Financial Statements**

The government-wide financial statements consist of a statement of net position and a statement of activities to report information on all of the non-fiduciary activities of the District as a whole. These statements are presented on an "economic resources" measurement focus and the accrual basis of accounting. Accordingly, all of the District's assets, liabilities, and deferred inflows of resources, including any capital assets and any long-term liabilities, are included in the accompanying Statement of Net Position.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or program. There were no *Program revenues* for the year ended December 31, 2021, but in future years this may include 1) charges to those 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 included among program revenues, will be reported instead as *general revenues*, and are pledged to pay principal and interest payments for the bond held by District No. 2.

The District has no *business-type activities*, which rely to a significant extent on user charges for support.

### **Fund Financial Statements**

The accounts of the District are organized on the basis of funds. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, deferred inflows of resources, fund equity, revenues, and expenditures. Government resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Governmental funds are accounted for on a flow of current financial resources basis. Balance sheets for these funds generally include only current assets, current liabilities, and appropriate deferred inflows and deferred outflows of resources. Reported fund balances are considered a measure of available, spendable resources. Operating statements for these funds present a summary of available, spendable resources and expenditures for the period.

For the year ended December 31, 2021, the District has two funds, the General Fund, which is the District's primary operating fund that accounts for all financial resources of the District, except those required to be accounted for in another fund; and the Debt Service Fund, which is the fund that accounts for property taxes which are pledged to repay the bonds held by District No. 2. The General Fund is considered a major fund.

Separate financial statements are provided for the governmental funds.

### **Measurement Focus and Basis of Accounting**

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues will be recorded when earned. Expenditures are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items, if any, are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The modified accrual basis of accounting is used by all governmental funds. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they become both measurable and available). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Revenues will be considered available if collected within 60 days after year end. The revenues associated with the current period which are susceptible to accrual are property taxes. Grant revenues, if any, will be recognized as they are earned. All other revenues will be reported when cash is received. Expenditures are recorded when the related fund liability is incurred. Exceptions to this general rule would include principal and interest on general long-term debt which would be recognized when due, and compensated absences which would be recognized when the obligations are expected to be liquidated with available financial resources.

### **Use of Estimates**

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, deferred inflows of resources, and disclosure of contingent assets and liabilities at the date of the financial statements and



reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

### **Property Taxes**

Property taxes for the current year are levied in December of the previous year and attach as a lien on property on January 1. They are payable in full by April 30 or in two equal installments due February 28 and June 15. Property taxes levied in 2021 are reported as a receivable and deferred inflow of resources at December 31. The deferred taxes are reported as revenue in the year in which the lien attaches and they are available and collectible.

District No. 2 issued Tax Supported Revenue Bond Series 2016A and 2018B in 2016 and 2018, respectively. Property tax revenues from the District and District No. 4 are pledged for the repayment of these bonds. This was accounted for as an intergovernmental expenditure in 2021.

### **Deferred Inflows of Resources**

GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources and Net Position* (GASB 63), defines the five elements that make up a statement of financial position to include:

- Assets – resources with a present service capacity under District control.
- Deferred Outflows of Resources – consumption of net position by the District that is applicable to a future reporting period. The District had no deferred outflows of resources as of December 31, 2021.
- Liabilities – present obligations to sacrifice resources.
- Deferred Inflows of Resources – acquisitions of net position by the District that is applicable to a future reporting period.
- Net Position – residual of all other elements presented in a statement of financial position.

### **Net Position**

Net position represents the difference between assets, liabilities, and deferred inflows of resources. Net position is reported as restricted when there are limitations on their use due to external restrictions imposed by creditors, grantors, laws or regulations of other governments. The District applies restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available. For the year ended December 31, 2021, the District had no restrictions on net position.

### **Fund Balance Classification**

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

- Non-spendable: This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact. The District did not have any non-spendable resources as of December 31, 2021.

- Restricted: This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation. The District did not have any restricted resources as of December 31, 2021.
- Committed: This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the District’s Board. These amounts cannot be used for any other purpose unless the Board removes or changes the specified use by taking the same type of action (ordinance or resolution) that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements. The District did not have any committed resources as of December 31, 2021.
- Assigned: This classification includes amounts that are constrained by the District’s intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the Board or through the Board delegating this responsibility to the District manager through the budgetary process. The District did not have any assigned resources as of December 31, 2021.
- Unassigned: This classification includes the residual fund balance for the General Fund.

The District would typically use committed resources first and then assigned resources as appropriate opportunities arise, but the District reserves the right to selectively spend unassigned resources first to defer the use of these other classified funds.

**NOTE 2 - RECONCILIATION OF GOVERNMENT-WIDE FUND FINANCIAL STATEMENTS**

The governmental fund balance sheet normally includes a reconciliation between *fund balance* of the *governmental fund* and *net position of governmental activities* as reported in the government-wide statement of net position. Additionally, the governmental fund statement of revenues, expenditures, and changes in fund balance normally includes a reconciliation between the *net change in fund balances* of the *governmental fund* and the *changes in net position of governmental activities* as reported in the government-wide statement of activities. These reconciliations detail items that require adjustment to convert from the current resources measurement and modified accrual basis for government fund statements to the economic resources measurement and full accrual basis used for government-wide statements. As of and for the year ended December 31, 2021, these reconciliations are not presented as the District had no reconciling items that required adjustments from the fund financial statements to the government wide financial statements.

**NOTE 3 - TAX, SPENDING AND DEBT LIMITATIONS**

Colorado voters passed an amendment to the State Constitution, Article X, Section 20 Taxpayer Bill of Rights, commonly known as TABOR, which has several limitations including revenue raising, spending abilities, debt limitations, and other specific requirements of state and local governments. Future spending and revenue limits are determined based on the year’s fiscal year spending, adjusted for

allowable increases based upon information and local growth. An election was held in November 2013 and voters approved a measure to allow the District to keep and retain all revenues, including grants, in excess of the fiscal year spending limit. TABOR also requires a reserve of 3% of the District's fiscal year spending, excluding bonded debt service. TABOR is complex and subject to judicial interpretation. The District believes it is in compliance with the requirements of TABOR. As of December 31, 2021, none of the District's governmental fund balance is classified as restricted for an emergency reserve.

**NOTE 4 - BUDGETS**

The District adheres to the following procedures in establishing the budgetary data reflected in the financial statements:

- A. Budgets are required by state law.
- B. The budget officer is required to submit a proposed budget to the Board by October 15.
- C. Public hearings are conducted by the Board to obtain taxpayer comments.
- D. Certification of the mill levies to the Board of County Commissioners and adoption of the budget and appropriations are required by December 15.
- E. Expenditures may not legally exceed appropriations at the fund level. Board approval is required for changes in the budget. The District amended its originally adopted 2021 budgets. The District expended \$56 more than was appropriated in the General Fund due to the fact that fees and taxes collected were higher than budgeted and therefore intergovernmental transfers were higher than budgeted. This may be a violation of state budget law.
- F. Budget appropriations lapse at the end of each year.
- G. Budgets are adopted on the modified accrual basis of accounting.

**NOTE 5 - INTERGOVERNMENTAL AGREEMENT**

Effective June 1, 2020, the District and District No. 1 entered into an amended intergovernmental financing agreement for the purpose of jointly financing the costs of any public improvements, facilities, systems, programs, or projects which the District may provide, or for the purpose of providing for the operations and maintenance of the District and its facilities and properties. According to this agreement, certain administrative costs directly associated with the District are considered obligations of District No. 1. When property tax and other operating and maintenance revenues are received by the District, an inter-governmental expense is recognized to transfer the tax revenue to District No. 1 to assist in the payment of these costs. Property tax revenues are transferred to District No. 1 or District No. 2. Future transfers of tax revenue may be in excess of actual costs paid by District No. 1 on behalf of the District. For the year ended December 31, 2021, activities of District Nos. 1-4 were as follows:

	District No. <u>1</u>	District No. <u>2</u>	District No. <u>3</u>	District No. <u>4</u>	Total
Program expenses	\$ (343,763)	\$ (870,929)	\$ (7,956)	\$ (121,803)	\$ (1,344,451)
Program revenues	93,549	123,912	-	-	217,461
General revenues	<u>335,686</u>	<u>462,644</u>	<u>7,956</u>	<u>121,803</u>	<u>928,089</u>
<i>Change in net position</i>	<u>\$ 85,472</u>	<u>\$ (284,373)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (198,901)</u>

**NOTE 6 - ECONOMIC DEPENDENCY**

Pursuant to the Intergovernmental Agreement referred to in Note 5, the District relies on District No. 1 to cover the combined operating costs of all the districts. For the year ended December 31, 2021, the District earned no program revenue.

**NOTE 7 - RELATED PARTIES**

As described in Note 1, the District's Board is composed of substantially the same members as the Board of District Nos. 1, 2, & 4. In addition, the president of Twin Buttes of Durango, Inc. (the Developer) sits on the Districts' Boards.

The contract accountant for the District also provide accounting services to the Developer.

**NOTE 8 - RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; injuries to employees; and natural disasters. These risks are covered by the District's participation in a special district-funded pool. Settled claims have not exceeded this commercial coverage in the past year.

The World Health Organization declared the spread of Coronavirus Disease (COVID-19) a worldwide pandemic. The COVID-19 pandemic is having significant effects on global, national, and local markets, supply chains, businesses, and communities. Specific to the District, COVID-19 may impact various parts of its operations and financial results including but not limited to potential difficulty collecting the property tax levies. Management believes the District is taking appropriate actions to mitigate any potential negative impact. However, the full impact of COVID-19 is unknown and cannot be reasonably estimated as of December 31, 2021.

---

---

**Required Supplemental Information**

---

---

**TWIN BUTTES METROPOLITAN DISTRICT NO. 3**

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL – GENERAL FUND**

For the year ended December 31, 2021

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable) Variance</u>
<b>REVENUES</b>				
Taxes:				
Property taxes	\$ 7,185	\$ 7,184	\$ 7,184	\$ -
Specific ownership taxes	503	716	772	56
<i>Revenues</i>	<u>7,688</u>	<u>7,900</u>	<u>7,956</u>	<u>56</u>
<b>EXPENDITURES</b>				
Treasurer's fees	216	216	215	1
Intergovernmental expenditures	7,472	7,684	7,741	(57)
<i>Total Expenditures</i>	<u>7,688</u>	<u>7,900</u>	<u>7,956</u>	<u>(56)</u>
<i>Excess of Revenues Over Expenditures</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<i>Net Change in Fund Balance</i>	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>	<u>\$ -</u>
<b>Fund Balance - January 1</b>			<u>-</u>	
<b>Fund Balance - December 31</b>			<u>\$ -</u>	

See accompanying notes and independent auditor's report.

---

---

**Other Supplemental Information**

---

---

**TWIN BUTTES METROPOLITAN DISTRICT NO. 3**

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

For the year ended December 31, 2021

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable) Variance</u>
<b>REVENUES</b>				
Taxes:				
Specific ownership taxes	\$ -	\$ -	\$ -	\$ -
<i>Revenues</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>				
Intergovernmental expenditures	-	-	-	-
<i>Total Expenditures</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<i>Excess of Revenues Over Expenditures</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<i>Net Change in Fund Balance</i>	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>	<u>\$ -</u>
<b>Fund Balance - January 1</b>			<u>-</u>	
<b>Fund Balance - December 31</b>			<u>\$ -</u>	

See accompanying notes and independent auditor's report.



**TWIN BUTTES METROPOLITAN DISTRICT NO. 4**

FINANCIAL STATEMENTS  
AND  
INDEPENDENT AUDITOR'S REPORT

December 31, 2021



**DALBY, WENDLAND & CO., P.C.**

*CPAs and Business Advisors*

# TWIN BUTTES METROPOLITAN DISTRICT NO. 4

## Table of Contents

	<u>Page</u>
<b>Independent Auditor's Report</b>	1
<b>Management's Discussion and Analysis</b>	4
<b>Basic Financial Statements</b>	
Government-Wide Financial Statements:	
Statement of Net Position	8
Statement of Activities	9
Fund Financial Statements:	
Balance Sheet – Governmental Funds	10
Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Funds	11
Notes to Basic Financial Statements	12
<b>Required Supplemental Information</b>	
Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – General Fund	18
<b>Other Supplemental Information</b>	
Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – Debt Service Fund	19

---

---

**Independent Auditor's Report**

---

---



DALBY, WENDLAND & CO., P.C.

Grand Junction

*CPAs and Business Advisors*

464 Main Street • P.O. Box 430 • Grand Junction, CO 81502  
Phone: (970) 243-1921 • Fax: (970) 243-9214

Board of Directors  
Twin Buttes Metropolitan District No. 4  
Durango, Colorado

## **INDEPENDENT AUDITOR'S REPORT**

### **Opinions**

We have audited the accompanying financial statements of the governmental activities and the major fund of the Twin Buttes Metropolitan District No. 4 (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 financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the District, as of December 31, 2021, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

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

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

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

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

*Aspen • Glenwood Springs • Rifle • Grand Junction • Montrose • Telluride*

*www.DalbyCPA.com*

*Since 1948*

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

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

## **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 7 and budgetary comparison information on page 18 is presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other

knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Other 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 information for the Debt Service Fund on page 19 is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – Debt Service Fund 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. Such 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 Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – Debt Service Fund is fairly stated, in all material respects, in relation to the basic financial statements as a whole.



DALBY, WENDLAND & CO., P.C.  
Grand Junction, Colorado

June 29, 2022

---

---

## Management's Discussion and Analysis

---

---

## TWIN BUTTES METROPOLITAN DISTRICT NO. 4

### MANAGEMENT'S DISCUSSION AND ANALYSIS

As of and for the year ended December 31, 2021

---

As management of the Twin Buttes Metropolitan District No. 4 (the District), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the year ended December 31, 2021, with comparative information presented for the year ended December 31, 2020. We encourage readers to consider the information presented here in conjunction with the additional information furnished in our basic financial statements to better understand the financial position of the District.

#### **Financial Highlights**

- In the government-wide financial statements, the District's assets equaled its liabilities and deferred inflows of resources at December 31, 2021 and 2020. In addition, the District's revenues equaled its expenses for the years ended December 31, 2021 and 2020.
- The General Fund and Debt Service Fund had no ending fund balance at December 31, 2021 and 2020.
- Certain administrative costs related to operating the District were paid for by Twin Buttes Metropolitan District No. 1 (District No. 1) (See Note 5).
- The property tax base of the District contains all the commercial property of the development and is currently supported by the commercial gas station and convenience store located on the east side of the development. Although, future development will drive additional commercial property additions. The District currently relies on the commercial gas station and convenience store as one of its primary property tax revenue generators for District No. 1 operations and District No. 2 debt service. In 2021 budgeted revenues from this district were collected as anticipated.

#### **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The basic financial statements are comprised of three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the basic financial statements. This report also contains required supplemental information in addition to the basic financial statements themselves.

#### **Government-wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances in a manner similar to a private sector business.

The statement of net position presents information on all of the District's assets and deferred inflows of resources with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether financial position is improving or deteriorating.

The statement of activities presents information showing how the District's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event



giving rise to the change occurs, regardless of the timing of cash flows. Thus, revenues and expenses are reported in the statement of activities for some items that will only result in cash flows in future fiscal periods.

In the government-wide financial statements, the District's activities are shown in one category; governmental activities. The District's activities are principally supported by property taxes.

The government-wide financial statements can be found on pages 8 and 9.

### **Fund Financial Statements**

A fund is a group of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Fund accounting is used to ensure and demonstrate compliance with finance-related legal requirements. The District's funds are all considered governmental funds.

### **Governmental Funds**

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental funds balance sheet and the governmental funds statement of revenues, expenditures and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities. The District presents two governmental funds, the General Fund and the Debt Service Fund. The District's governmental fund financial statements can be found on pages 10 and 11.

An annual appropriated budget was adopted for the funds in 2021 and 2020. Budgetary comparison schedules have been provided on pages 18 and 19 to demonstrate compliance with the adopted budgets.

### **Notes to Basic Financial Statements**

The notes to the basic financial statements provide additional information that are essential to a full understanding of the data provided in the government-wide and fund financial statements.

The notes to the basic financial statements can be found on pages 12 through 17.

### **Required Supplementary Information (RSI)**

The RSI presents additional information that differs from the basic financial statements in that the auditor applies certain limited procedures in reviewing the information. In this report, RSI includes the management's discussion and analysis and budgetary comparison schedule on page 18.

## Government-wide Financial Analysis

The following summarizes the District's governmental net position as of December 31:

	<u>2021</u>	<u>2020</u>
<b>Assets</b>		
Current and other assets	\$ 111,065	\$ 109,623
<i>Total Assets</i>	<u>111,065</u>	<u>109,623</u>
<b>Liabilities</b>		
Current liabilities	-	-
<i>Total Liabilities</i>	<u>-</u>	<u>-</u>
<b>Deferred Inflows of Resources</b>		
Property tax revenue	111,065	109,623
<i>Total Deferred Inflows of Resources</i>	<u>111,065</u>	<u>109,623</u>
<b>Net Position</b>		
Unrestricted	-	-
<i>Total Net Position</i>	<u>\$ -</u>	<u>\$ -</u>

The following summarizes the change in the District's governmental net position for the year ended December 31:

	<u>2021</u>	<u>2020</u>
<b>Revenues</b>		
General revenues:		
Taxes	\$ 121,803	\$ 72,362
<i>Total Revenues</i>	<u>121,803</u>	<u>72,362</u>
<b>Expenses</b>		
Treasurer's fees	3,289	1,944
Intergovernmental expenses	118,514	70,418
<i>Total Expense</i>	<u>121,803</u>	<u>72,362</u>
<i>Change in Net Position</i>	<u>-</u>	<u>-</u>
<b>Net position – January 1</b>	-	-
<b>Net position – December 31</b>	<u>\$ -</u>	<u>\$ -</u>

## Mill Levy and Debt

Total authorized mill levy and total authorized and outstanding debt consists of the following as of December 31, 2021:

	General	Debt	Total
Authorized Mill Levy	40.000	50.000	90.000
Debt Authorized	Debt Outstanding		
\$37,250,000	\$0		

## Financial Analysis of Governmental Funds

As noted earlier, fund accounting is used to ensure and demonstrate compliance with finance related legal requirements.

The focus of governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

The District has two major governmental funds, the General Fund and the Debt Service Fund. The General Fund and Debt Service Fund had no fund balance as of December 31, 2021 and 2020.

### **General Fund and Debt Service Fund - Budgetary Highlights**

The various revenues of this District are primarily dedicated to District No. 1 operations and District No. 2 debt service. The District's expenditures in 2021 were intergovernmental transfers of collected revenues to fund District No. 1's operating costs and District No. 2's debt service costs. The District's revenues and expenditures were comparable to budget and the District's General Fund and Debt Service Fund unassigned fund balances were drawn down to zero at the end of 2021 accordingly.

### **Economic Factors and Next Year's Budget**

The 2021 budget reflects primarily property tax revenue levied for the purposes stated above. Actual property tax revenues derived from the operations and maintenance mill levy ("O&M") were shifted to District No. 1 to fund operation costs of the management District. Actual property tax revenues derived for bonded debt service were shifted to District No. 1 to fund debt service costs. The District's 2022 budget is comparable to 2021 actual results as the tax base and 2022 mill levy rates remain comparable to 2021 as expected.

### **Request for Information**

This financial report is designed to provide a general overview of the District's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Steven Wilson, 692 Twin Buttes Ave. Durango, CO 81301.

---

---

## **Basic Financial Statements**

---

---

---

---

**Government-wide Financial Statements**

---

---

**TWIN BUTTES METROPOLITAN DISTRICT NO. 4**

**STATEMENT OF NET POSITION**

December 31, 2021

---

**ASSETS**

Property taxes receivable

\$ 111,065

*Total Assets*

111,065

**DEFERRED INFLOWS OF RESOURCES**

Property tax revenue

111,065

*Total Deferred Inflows of Resources*

111,065

**NET POSITION**

Unrestricted

-

*Total Net Position*

\$ -

See accompanying notes.

**TWIN BUTTES METROPOLITAN DISTRICT NO. 4**

**STATEMENT OF ACTIVITIES**

For the year ended December 31, 2021

---

<b>GOVERNMENTAL ACTIVITIES:</b>	
<b>PROGRAM EXPENSES</b>	
Treasurer's fees	\$ 3,289
Intergovernmental expenses	118,514
<i>Total Program Expenses</i>	<u>121,803</u>
<b>GENERAL REVENUES</b>	
Taxes:	
Property taxes	109,634
Specific ownership taxes	11,853
Public improvement fee	316
<i>Total General Revenues</i>	<u>121,803</u>
<i>Change in Net Position</i>	-
<b>Net Position - January 1</b>	<u>-</u>
<b>Net Position - December 31</b>	<u><u>\$ -</u></u>

See accompanying notes.

---

---

**Fund Financial Statements**

---

---



**TWIN BUTTES METROPOLITAN DISTRICT NO. 4**

**BALANCE SHEET – GOVERNMENTAL FUNDS**

December 31, 2021

---

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Total Governmental Funds</u>
<b>ASSETS</b>			
Property taxes receivable	\$ 49,362	\$ 61,703	\$ 111,065
<i>Total Assets</i>	<u>\$ 49,362</u>	<u>\$ 61,703</u>	<u>\$ 111,065</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Property tax revenue	\$ 49,362	\$ 61,703	\$ 111,065
<i>Total Deferred Inflows of Resources</i>	<u>49,362</u>	<u>61,703</u>	<u>111,065</u>
<b>FUND BALANCE</b>			
Unassigned	-	-	-
<i>Total Fund Balance</i>	<u>-</u>	<u>-</u>	<u>-</u>
<i>Total Liabilities, Deferred Inflows of Resources, and Fund Balance</i>	<u>\$ 49,362</u>	<u>\$ 61,703</u>	<u>\$ 111,065</u>

See accompanying notes.

**TWIN BUTTES METROPOLITAN DISTRICT NO. 4**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN**  
**FUND BALANCE – GOVERNMENTAL FUNDS**

For the year ended December 31, 2021

	<b>General Fund</b>	<b>Debt Service Fund</b>	<b>Total Governmental Funds</b>
<b>REVENUES</b>			
Taxes:			
Property taxes	\$ 48,723	\$ 60,911	\$ 109,634
Specific ownership taxes	5,115	6,738	11,853
Public improvement fees	316	-	316
<i>Total Revenues</i>	54,154	67,649	121,803
<b>EXPENDITURES</b>			
Treasurer's fees	1,462	1,827	3,289
Intergovernmental expenditures	52,692	65,822	118,514
<i>Total Expenditures</i>	54,154	67,649	121,803
<i>Excess of Revenues Over Expenditures</i>	-	-	-
<i>Net Change in Fund Balance</i>	-	-	-
<b>Fund Balance - January 1</b>	-	-	-
<b>Fund Balance - December 31</b>	\$ -	\$ -	\$ -

See accompanying notes.

---

---

**Notes to Basic Financial Statements**

---

---

## TWIN BUTTES METROPOLITAN DISTRICT NO. 4

### NOTES TO BASIC FINANCIAL STATEMENTS

December 31, 2021

---

#### NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Twin Buttes Metropolitan District No. 4 (the District) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

The District's significant accounting policies are described below:

##### **Financial Reporting Entity**

The Twin Buttes Metropolitan District Nos. 1-4 are political subdivisions of the State of Colorado, formed in 2013 for the purpose of providing the management, implementation, and coordination of the financing, acquisition, completion, and operation of certain public infrastructure and services throughout the Twin Buttes of Durango Development (the Development). The improvements will be for the collective use and benefit of the property owners within, and residents of, the Development. The District was designed, along with Twin Buttes Metropolitan District No. 3 (District No. 3), to collect property taxes which are pledged to repay the bonds issued by Twin Buttes Metropolitan District No. 2 (District No. 2). It will also contain the commercial property of the Development while District No. 2 and District No. 3 will contain the residential property. The District is also authorized to issue bonds and collect property taxes for the repayment of the debt. Twin Buttes Metropolitan District No. 1 (District No. 1) is the managing district and incurs a majority of the operating costs of the Development (see Note 6). The District is governed by an elected five-member Board of Directors (the Board).

##### **Government-wide Financial Statements**

The government-wide financial statements consist of a statement of net position and a statement of activities to report information on all of the non-fiduciary activities of the District as a whole. These statements are presented on an "economic resources" measurement focus and the accrual basis of accounting. Accordingly, all of the District's assets, liabilities, and deferred inflows of resources, including any capital assets and any long-term liabilities, are included in the accompanying Statement of Net Position.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or program. There were no *program revenues* for the year ended December 31, 2021, but in future years this may include 1) charges to those 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 included among program revenues, will be reported instead as *general revenues*, and are pledged to pay principal and interest payments for the bonds held by District No. 2. The District has no *business-type activities*, which rely to a significant extent on user charges for support.

## **Fund Financial Statements**

The accounts of the District are organized on the basis of funds. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, deferred inflows of resources, fund equity, revenues, and expenditures. Government resources are allocated to, and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Governmental funds are accounted for on a flow of current financial resources basis. Balance sheets for these funds generally include only current assets, current liabilities, and appropriate deferred inflows and deferred outflows of resources. Reported fund balances are considered a measure of available, spendable resources. Operating statements for these funds present a summary of available, spendable resources and expenditures for the period.

For the year ended December 31, 2021, the District has two funds, the General Fund, which is the District's primary operating fund that accounts for all financial resources of the District, except those required to be accounted for in another fund; and the Debt Service Fund, which is the fund that accounts for property taxes which are pledged to repay the bonds held by District No. 2. Both funds are considered major funds.

Separate financial statements are provided for governmental funds.

## **Measurement Focus and Basis of Accounting**

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues will be recorded when earned. Expenditures are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items, if any, are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The modified accrual basis of accounting is used by all governmental funds. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they become both measurable and available). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Revenues will be considered available if collected within 60 days after year end. The revenues associated with the current period which are susceptible to accrual are property taxes. Grant revenues, if any, will be recognized as they are earned. All other revenues are reported when cash is received. Expenditures are recorded when the related fund liability is incurred. Exceptions to this general rule would include principal and interest on general long-term debt which would be recognized when due, and compensated absences which would be recognized when the obligations are expected to be liquidated with available financial resources.

## **Use of Estimates**

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, deferred inflows of resources, and disclosure of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **Property Taxes**

Property taxes for the current year are levied in December of the previous year and attach as a lien on property on January 1. They are payable in full by April 30 or in two equal installments due February 28 and June 15. Property taxes levied in 2021 are reported as a receivable and deferred inflow of resources at December 31. The deferred taxes are reported as revenue in the year in which the lien attaches and they are available and collectible.

District No. 2 issued Tax Supported Revenue Bond Series 2016A and 2018B in 2016 and 2018, respectively. Property tax revenues from the District and District No. 3 are pledged for the repayment of these bonds. This was accounted for as an intergovernmental expenditure in 2021.

## **Deferred Inflows of Resources**

GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources and Net Position* (GASB 63), defines the five elements that make up a statement of financial position to include:

- Assets – resources with a present service capacity under District control.
- Deferred Outflows of Resources – consumption of net position by the District that is applicable to a future reporting period. The District had no deferred outflows of resources as of December 31, 2021.
- Liabilities – present obligations to sacrifice resources.
- Deferred Inflows of Resources – acquisitions of net position by the District that is applicable to a future reporting period.
- Net Position – residual of all other elements presented in a statement of financial position.

## **Net Position**

Net position represents the difference between assets, liabilities, and deferred inflows of resources. Net position is reported as restricted when there are limitations on their use due to external restrictions imposed by creditors, grantors, laws or regulations of other governments. The District applies restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available. For the year ended December 31, 2021, the District had no restrictions on net position.

## **Fund Balance Classification**

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

- Non-spendable: This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact. The District did not have any non-spendable resources as of December 31, 2021.
- Restricted: This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation. The District did not have any restricted resources as of December 31, 2021.

- Committed: This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the District’s Board. These amounts cannot be used for any other purpose unless the Board removes or changes the specified use by taking the same type of action (ordinance or resolution) that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements. The District did not have any committed resources as of December 31, 2021.
- Assigned: This classification includes amounts that are constrained by the District’s intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the Board or through the Board delegating this responsibility to the District manager through the budgetary process. The District did not have any assigned resources as of December 31, 2021.
- Unassigned: This classification includes the residual fund balance for the General Fund.

The District would typically use committed resources first and then assigned resources as appropriate opportunities arise, but the District reserves the right to selectively spend unassigned resources first to defer the use of these other classified funds.

**NOTE 2 - RECONCILIATION OF GOVERNMENT-WIDE FUND FINANCIAL STATEMENTS**

The governmental fund balance sheet normally includes a reconciliation between *fund balance* of the *governmental fund* and *net position of governmental activities* as reported in the government-wide statement of net position. Additionally, the governmental fund statement of revenues, expenditures, and changes in fund balance normally includes a reconciliation between the *net change in fund balances* of the *governmental fund* and the *changes in net position of governmental activities* as reported in the government-wide statement of activities. These reconciliations detail items that require adjustment to convert from the current resources measurement and modified accrual basis for government fund statements to the economic resources measurement and full accrual basis used for government-wide statements. As of and for the year ended December 31, 2021, these reconciliations are not presented as the District had no reconciling items that required adjustments from the fund financial statements to the government-wide financial statements.

**NOTE 3 - TAX, SPENDING AND DEBT LIMITATIONS**

Colorado voters passed an amendment to the State Constitution, Article X, Section 20 Taxpayers Bill of Rights, commonly known as TABOR, which has several limitations including revenue raising, spending abilities, debt limitations, and other specific requirements of state and local governments. Future spending and revenue limits are determined based on the year’s ‘fiscal year spending,’ adjusted for allowable increases based upon information and local growth. An election was held in November 2013 and voters approved a measure to allow the District to keep and retain all revenues, including grants, in excess of the fiscal year spending limit. TABOR also requires a reserve of 3% of the District’s fiscal year spending, excluding bonded debt service. TABOR is complex and subject to judicial interpretation. The District believes it is in compliance with the requirements of TABOR. As of December 31, 2021, none of the District’s governmental fund balance is classified as restricted for an emergency reserve.

**NOTE 4 - BUDGETS**

The District adheres to the following procedures in establishing the budgetary data reflected in the financial statements:

- A. Budgets are required by state law.
- B. The budget officer is required to submit a proposed budget to the Board by October 15.
- C. Public hearings are conducted by the Board to obtain taxpayer comments.
- D. Certification of the mill levies to the Board of County Commissioners and adoption of the budget and appropriations are required by December 15.
- E. Expenditures may not legally exceed appropriations at the fund level. Board approval is required for changes in the budget. The District amended its originally adopted 2021 budgets. The District expended \$208 more than was appropriated in the General Fund and \$504 more than was appropriated in the Debt Service Fund due to the fact that fees and taxes collected were higher than budgeted and therefore intergovernmental transfers were higher than budgeted. This may be a violation of state budget law.
- F. Budget appropriations lapse at the end of each year.
- G. Budgets are adopted on the modified accrual basis of accounting.

**NOTE 5 - INTERGOVERNMENTAL AGREEMENT**

Effective June 1, 2020, the District and District No. 1 entered into an amended intergovernmental financing agreement for the purpose of jointly financing the costs of any public improvements, facilities, systems, programs, or projects which the District may provide, or for the purpose of providing for the operations and maintenance of the District and its facilities and properties. According to this agreement, certain administrative costs directly associated with the District are considered obligations of District No. 1. When property tax and other operating and maintenance revenues are received by the District, an inter-governmental expense is recognized to transfer the tax revenue to District No. 1 to assist in the payment of these costs. Property tax revenues are transferred to District No. 1 or District No. 2. Future transfers of tax revenue may be in excess of actual costs paid by District No. 1 on behalf of the District. For the year ended December 31, 2021, activities of District Nos. 1-4 were as follows:

	District No. 1	District No. 2	District No. 3	District No. 4	Total
Program expenses	\$ (343,763)	\$ (870,929)	\$ (7,956)	\$ (121,803)	\$ (1,344,451)
Program revenues	93,549	123,912	-	-	217,461
General revenues	335,686	462,644	7,956	121,803	928,089
<i>Change in net position</i>	<u>\$ 85,472</u>	<u>\$ (284,373)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (198,901)</u>

**NOTE 6 - ECONOMIC DEPENDENCY**

Pursuant to the Intergovernmental Agreement referred to in Note 5, the District relies on District No. 1 to cover the combined operating costs of all the districts. For the year ended December 31, 2021, the District earned no program revenue.



**NOTE 7 - RELATED PARTIES**

As described in Note 1, the District's Board is composed of substantially the same members as the Board of District Nos. 1-3. In addition, the president of Twin Buttes of Durango, Inc. (the Developer) sits on the Districts' Boards.

The contract accountant for the District also provides accounting services to the Developer.

**NOTE 8 - RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; injuries to employees; and natural disasters. These risks are covered by the District's participation in a special district-funded pool. Settled claims have not exceeded this commercial coverage in the past year.

The World Health Organization declared the spread of Coronavirus Disease (COVID-19) a worldwide pandemic. The COVID-19 pandemic is having significant effects on global, national, and local markets, supply chains, businesses, and communities. Specific to the District, COVID-19 may impact various parts of its operations and financial results including but not limited to potential difficulty collecting the property tax levies. Management believes the District is taking appropriate actions to mitigate any potential negative impact. However, the full impact of COVID-19 is unknown and cannot be reasonably estimated as of December 31, 2021.

---

---

**Required Supplemental Information**

---

---

**TWIN BUTTES METROPOLITAN DISTRICT NO. 4**

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL – GENERAL FUND**

For the year ended December 31, 2021

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable) Variance</u>
<b>REVENUES</b>				
Taxes:				
Property taxes	\$ 48,722	\$ 48,721	\$ 48,723	\$ 2
Specific ownership taxes	3,410	4,879	5,115	236
Public improvement fees	800	346	316	(30)
<i>Total Revenues</i>	<u>52,932</u>	<u>53,946</u>	<u>54,154</u>	<u>208</u>
<b>EXPENDITURES</b>				
Treasurer's fees	1,462	1,462	1,462	-
Intergovernmental expenditures	51,470	52,484	52,692	(208)
<i>Total Expenditures</i>	<u>52,932</u>	<u>53,946</u>	<u>54,154</u>	<u>(208)</u>
<i>Excess of Revenues Over Expenditures</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<i>Net Change in Fund Balance</i>	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>	<u>\$ -</u>
<b>Fund Balance - January 1</b>			<u>-</u>	
<b>Fund Balance - December 31</b>			<u>\$ -</u>	

See accompanying notes and independent auditor's report.

---

---

**Other Supplemental Information**

---

---

**TWIN BUTTES METROPOLITAN DISTRICT NO. 4**

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

For the year ended December 31, 2021

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable) Variance</u>
<b>REVENUES</b>				
Taxes:				
Property taxes	\$ 60,902	\$ 60,902	\$ 60,911	\$ 9
Specific ownership taxes	4,263	6,243	6,738	495
<i>Total Revenues</i>	<u>65,165</u>	<u>67,145</u>	<u>67,649</u>	<u>504</u>
<b>EXPENDITURES</b>				
Treasurer's fees	1,827	1,827	1,827	-
Intergovernmental expenditures	63,338	65,318	65,822	(504)
<i>Total Expenditures</i>	<u>65,165</u>	<u>67,145</u>	<u>67,649</u>	<u>(504)</u>
<i>Excess of Revenues Over Expenditures</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<i>Net Change in Fund Balance</i>	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>	<u>\$ -</u>
<b>Fund Balance - January 1</b>			<u>-</u>	
<b>Fund Balance - December 31</b>			<u>\$ -</u>	

See accompanying notes and independent auditor's report.