

JORDAN CROSSING METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: (303) 987-0835
Fax: (303) 987-2032

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
M. Alberta Saran	Assistant Secretary	2023/May 2023
VACANT		2023/May 2025
VACANT		2023/May 2025
VACANT		2023/May 2025
VACANT		2023/May 2023
Ann E. Finn	Secretary	

DATE: June 7, 2022

TIME: 3:00 p.m.

PLACE: Colorado Escrow and Title
10851 South Crossroads Dr., Suite B
Parker, CO 80134

Certain Board members and consultants of the District may attend this meeting in person at the above-referenced location. However, certain other Board members and consultants of the District may attend this meeting via teleconference. Members of the public who wish to attend this meeting may choose to attend via teleconference using the information below.

ACCESS: The meeting can be joined through the directions below:

Dial 1-669-900-6833 and enter the following additional information:

Meeting ID: 434 948 0582
Passcode: 355867

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

B. Approve Agenda, confirm location of the meeting and posting of meeting notices.

C. Review and approve the Minutes of the October 12, 2021 Special Meeting and the April 28, 2022 Work Session Minutes (enclosures).

- D. Discuss results of the cancelled of May 3, 2022 Regular Directors' Election (enclosure).
-

- E. Confirm filing of Oaths of Office.
-

- F. Discuss Board vacancies.
-

- G. Consider appointment of Officers:

President _____
Treasurer _____
Secretary _____
Asst. Secretary _____
Asst. Secretary _____
Asst. Secretary _____

- G. Consider authorizing interested Board Members to attend the 2022 Special District Association's Annual Conference in Keystone on September 13, 14 and 15, 2022.
-

II. PUBLIC COMMENTS

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.
-

III. FINANCIAL MATTERS

- A. Review and ratify approval of payment of claims for the period beginning October 1, 2021 through May 31, 2022 for the total amount of \$153,178.70 (enclosure).
-

- B. Review and accept unaudited financial statements through the period ending April 30, 2022 (enclosure).
-

- C. Review and consider approval of 2021 Audit and authorize execution of Representations Letter (draft audit – enclosed).
-

IV. LEGAL MATTERS

A. _____

V. OTHER MATTERS

A. _____

VI. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR
OCTOBER 11, 2022 – BUDGET HEARING**

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE JORDAN CROSSING METROPOLITAN DISTRICT HELD OCTOBER 12, 2021

A Special Meeting of the Board of Directors of the Jordan Crossing Metropolitan District (referred to hereafter as "Board") was convened on Tuesday, October 12, 2021, at 3:00 p.m. The District Board meeting was held by video and telephone conference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Thomas J. Brinkman II
James E. Marshall
M. Alberta Saran
D. Shawn Creed (for a portion of the meeting)

The absence of Director Scott Marshall was excused.

Also In Attendance Were:

Ann Finn; Special District Management Services, Inc.

MaryAnn McGeady, Esq. (for a portion of the meeting) and Tim O'Connor, Esq. (for a portion of the meeting); McGeady Becher P.C.

Eric Weaver and Cheri Curtis; Marchetti & Weaver, LLC

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State.

It was noted that a quorum was present and Attorney McGeady requested members of the Board to disclose any potential conflicts of interest regarding any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Ms. Finn noted that Directors' Disclosure Statements were filed for all Directors by the statutory deadline. No additional conflicts were disclosed at the meeting.

RECORD OF PROCEEDINGS

ADMINISTRATIVE MATTERS

Agenda: Ms. Finn distributed for the Board's review and approval a proposed agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Saran, seconded by Director J. Marshall and, upon vote, unanimously carried, the agenda was approved as presented and excused the absence of Director Scott Marshall.

Meeting Location and Posting of Meeting Notice: The Board discussed the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Following discussion, the Board determined to hold the meeting via video and telephone conference. Ms. Finn reported that notice was duly posted and that no objections to the video and telephonic manner of the meeting were received from taxpaying electors within the District boundaries.

June 8, 2021 Minutes: The Board reviewed the minutes of the June 8, 2021 Special Meeting.

Following discussion, upon motion duly made by Director Saran, seconded by Director J. Marshall and, upon vote, unanimously carried, the minutes of the June 8, 2021 Special Meeting were approved, as presented.

Resolution No. 2021-10-01; Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices: Ms. Finn discussed with the Board Resolution No. 2021-11-01; Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices.

The Board determined to meet at 3:00 p.m. on June 7, 2022 and October 11, 2022 at the Colorado Escrow and Title, 10851 South Crossroads Drive, Suite B, Parker, Colorado 80134 as well as an option for meeting via teleconference.

Following discussion, upon motion duly made by Director Saran, seconded by Director Brinkman and, upon vote, unanimously carried, the Board adopted Resolution No. 2021-10-01; Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices.

§32-1-809, C.R.S. Reporting Requirements (Transparency Notice): The Board discussed §32-1-809, C.R.S. reporting requirements and mode of eligible elector notification for 2022.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Brinkman and, upon vote, unanimously carried, the Board determined to post the required transparency notice information on the Special District Association's website and the District's website.

PUBLIC COMMENT There were no public comments.

FINANCIAL MATTERS

Payment of Claims: Mr. Weaver reviewed with the Board the payment of claims for the period ending June 1, 2021 through September 30, 2021 for the total amount of \$11,442.38.

Following discussion, upon motion duly made by Director Brinkman, seconded by Director Saran and, upon vote, unanimously carried, the Board ratified approved the payment of claims, as presented.

Unaudited Financial Statements/Schedule of Cash Position: Mr. Weaver reviewed with the Board the unaudited financial statements for the period ending August 31, 2021.

Following discussion, upon motion duly made by Director Brinkman, seconded by Director Saran and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending August 31, 2021, as presented.

2021 Audit Preparation: The Board reviewed a proposal from Dazzio & Associates, PC to perform the 2021 Audit.

Following discussion, upon motion duly made by Director Brinkman, seconded by Director Saran and, upon vote, unanimously carried, the Board approved the engagement of Dazzio & Associates, PC to perform the 2021 Audit, for an amount not to exceed \$4,600.

Public Hearing on 2021 Budget Amendment: The President opened the public hearing to consider a Resolution to Amend the 2021 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of a Resolution to Amend the 2021 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to or at this public hearing. No public comments were received and the President closed the public hearing.

RECORD OF PROCEEDINGS

Following review, the Board determined that an amendment to the 2021 Budget was not necessary.

Public Hearing on 2022 Budget: The President opened the public hearing to consider approval of the proposed 2022 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2022 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

Mr. Weaver reviewed the estimated 2021 expenditures and the proposed 2022 expenditures with the Board.

Following discussion, the Board considered the adoption of Resolution No. 2021-10-02 to Adopt the 2022 Budget and Appropriate Sums of Money and Resolution No. 2021-10-03 to Set Mill Levies, (for the General Fund at 23.607 mills and the Debt Service Fund at 24.000 mills, for a total mill levy of 47.607 mills). Upon motion duly made by Director Brinkman, seconded by Director Saran and, upon vote, unanimously carried, the Resolutions were adopted and execution of the Certification of Budget and Certification of Mill Levies was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2021, and further subject to confirmation of the mill levy calculations among staff, the District Accountant, and District Counsel. Ms. Finn was authorized to transmit the Certification of Mill Levies to the Board of County Commissioners of Douglas County and the Division of Local Government, not later than December 15, 2021. Ms. Finn was also authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2022. Copies of the adopted Resolutions are attached to these minutes and incorporated herein by this reference.

Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Colorado Constitution, Article X, Section 3: The Board reviewed Resolution No. 2021-10-04, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Colorado Constitution, Article X, Section 3.

Following discussion, upon motion duly made by Director Brinkman, seconded by Director J. Marshall and, upon vote, unanimously carried, the Board adopted Resolution No. 2021-10-04, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Colorado Constitution, Article X, Section 3. A copy of the adopted Resolution is attached to these minutes and incorporated herein by this reference.

RECORD OF PROCEEDINGS

DLG-70 Mill Levy Certification: Ms. Finn discussed with the Board the DLG-70 Mill Levy Certification form.

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Brinkman and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare and sign the DLG-70 mill levy certification form, for certification to the Board of County Commissioners and other interested parties.

Preparation of the 2023 Budget: The Board discussed preparation of the 2023 Budget.

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Brinkman, and upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2023 Budget.

Reimbursement of P&S Investments LLC for Funds Previously Advanced for Capital Improvements: The Board discussed the reimbursement of P&S Investments LLC for funds previously advanced for capital improvements.

Following discussion, upon motion duly made by Director Brinkman, seconded by Director Saran and, upon vote, unanimously carried, the Board approved the reimbursement to P&S Investments LLC for funds previously advanced for capital improvements.

LEGAL MATTERS

Resolution to Call the May 3, 2022 Regular Election: The Board entered into discussion regarding the upcoming election and Resolution No. 2021-10-05 to Call the May 3, 2022 Regular Election.

Following discussion, upon motion duly made by Director Saran, seconded by Director Brinkman and, upon vote, unanimously carried, the Board adopted Resolution No. 2021-10-05 to Call the May 3, 2022 regular Election and appointed Ann Finn as the Designated Election Official and authorized him to perform all tasks required for the May 3, 2022 Regular Election of the Board of Directors for the conduct of a mail ballot election. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

OTHER MATTERS

There were no other matters to discuss at this time.

RECORD OF PROCEEDINGS

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Saran, seconded by Director Brinkman and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: _____
Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF A WORK SESSION OF THE BOARD OF DIRECTORS OF THE JORDAN CROSSING METROPOLITAN DISTRICT HELD APRIL 28, 2022

A work session of the Board of Directors of the Jordan Crossing Metropolitan District (referred to hereafter as "Board") was convened on Thursday, April 28, 2022, at 3:00 p.m. The District Board meeting was held at the offices of the Colorado Escrow and Title, 10851 South Crossroads Drive, Suite B, Parker, Colorado 80134. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

M. Alberta Saran

Also In Attendance Were:

Ann Finn; Special District Management Services, Inc.

MaryAnn McGeady, Esq.; McGeady Becher P.C.

James Marshall; BCX Development Partners, LLC

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State.

It was noted that a quorum was present and Attorney McGeady requested members of the Board to disclose any potential conflicts of interest regarding any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Ms. Finn noted that since the Board consists of homeowners, no conflicts of interest were filed. No additional conflicts were disclosed at the meeting.

ADMINISTRATIVE MATTERS

Agenda: Ms. Finn distributed for the Board's review and approval a proposed agenda for the District's Special Meeting.

Following discussion, upon motion duly made, seconded by Director Saran and, upon vote, unanimously carried, the agenda was approved as presented.

Meeting Location and Posting of Meeting Notice: The Board discussed the requirements of Section 32-1-903(1), C.R.S., concerning the location of the

RECORD OF PROCEEDINGS

District's Board meeting. The District Board meeting was held at the offices of the Colorado Escrow and Title, 10851 South Crossroads Drive, Suite B, Parker, Colorado 80134.

Following discussion, upon motion duly made, seconded by Director Saran and, upon vote, unanimously carried, the Board determined that because there was not a suitable or convenient location within its boundaries to conduct this meeting, it was determined to conduct the meeting at the above-stated location. The Board further noted that notice of time, date and location was duly posted and that they have not received any objections to the location or any requests that the meeting place be changed by taxpaying electors within its boundaries.

Resignation of Directors Thomas J. Brinkman II, James E. Marshall, Scott Marshall, and D. Shawn Creed from the Board of Directors: The Board acknowledged the resignations of Thomas J. Brinkman II, James E. Marshall, Scott Marshall, and D. Shawn Creed.

PUBLIC COMMENT There were no public comments.

BOARD MEMBER ORIENTATION **Board Member Orientation:** Ms. Finn conducted a Board Member Orientation. No further action was taken by the Board.

OTHER MATTERS There were no other matters to discuss.

ADJOURNMENT There being no further business to come before the Board at this time, upon motion duly made, seconded and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: _____
Secretary for the Meeting

**RESOLUTION OF DESIGNATED ELECTION OFFICIAL
REGARDING CANCELLATION OF ELECTION AND
DECLARATION DEEMING CANDIDATES ELECTED**

JORDAN CROSSING METROPOLITAN DISTRICT
Douglas County, Colorado

A. The Designated Election Official of the Jordan Crossing Metropolitan District (“**District**”) has been duly authorized by the Board of Directors of the District to cancel the election and declare candidates elected at the close of business on the sixty-third (63rd) day before the election to be conducted on May 3, 2022, pursuant to that certain Resolution Calling Election attached hereto as **Exhibit A**.

B. On the sixty-third (63rd) day before the election, there were not more candidates for director than offices to be filled, including candidates filing affidavits of intent to be write-in candidates.

NOW, THEREFORE, be it resolved by the Designated Election Official of the District that:

1. The regular election to be conducted on May 3, 2022, is hereby cancelled pursuant to Section 1-13.5-513, C.R.S.
2. The following candidates are declared elected for the following terms of office:

<u>Name</u>	<u>Term</u>
Vacant	Second Regular Election, May 2025
Vacant	Second Regular Election, May 2025
Vacant	Second Regular Election, May 2025

DATED this 2nd day of March, 2022.

JORDAN CROSSING METROPOLITAN
DISTRICT

By: 
Ann Finn, Designated Election Official
Jordan Crossing Metropolitan District
141 Union Boulevard, Suite 150
Lakewood, Colorado 80228
Phone: (303) 987-0835

EXHIBIT A

Resolution Calling Election

RESOLUTION NO. 2021-10-05

**A RESOLUTION OF THE BOARD OF DIRECTORS OF
JORDAN CROSSING METROPOLITAN DISTRICT
CALLING A REGULAR ELECTION FOR DIRECTORS
MAY 3, 2022**

A. The terms of the offices of Directors Thomas J. Brinkman II, James E. Marshall, and Scott Marshall shall expire upon the election of their successors at the regular election, to be held on May 3, 2022 (“**Election**”), and upon such successors taking office.

B. In accordance with the provisions of the Special District Act (“**Act**”) and the Uniform Election Code (“**Code**”), the Election must be conducted to elect three (3) Directors to serve until the second regular election, to occur May 6, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Jordan Crossing Metropolitan District (the “**District**”) of the Town of Parker, Douglas County, Colorado:

1. Date and Time of Election. The Election shall be held on May 3, 2022, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Act, Code, and other applicable laws. At that time, three (3) Directors shall be elected to serve until the second regular election, to occur May 6, 2025.

2. Precinct. The District shall consist of one (1) election precinct for the convenience of the eligible electors of the District.

3. Conduct of Election. The Election shall be conducted as an independent mail ballot election in accordance with all relevant provisions of the Code. The Designated Election Official shall have on file, no later than fifty-five (55) days prior to the Election, a plan for conducting the independent mail ballot Election.

4. Designated Election Official. Ann E. Finn shall be the Designated Election Official and is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of the Act, Code or other applicable laws. The Election shall be conducted in accordance with the Act, Code and other applicable laws. Among other matters, the Designated Election Official shall appoint election judges as necessary, arrange for the required notices of election (either by mail or publication) and printing of ballots, and direct that all other appropriate actions be accomplished.

5. Call for Nominations. The Designated Election Official shall provide Call for Nominations as required under Section 1-13.5-501, C.R.S., as applicable.

6. Absentee Ballot Applications. NOTICE IS FURTHER GIVEN, pursuant to Section 1-13.5-1002, C.R.S., that applications for and return of absentee ballots may be filed with the Designated Election Official of the District, at 141 Union Blvd., Suite 150, Lakewood,

Colorado 80228, between the hours of 8:00 a.m. and 5:00 p.m., until the close of business on the Tuesday immediately preceding the Election (April 26, 2022).

Self-Nomination and Acceptance Forms. Self-Nomination and Acceptance Forms are available and can be obtained from the office of the Designated Election Official for Jordan Crossing Metropolitan District, at the above address and on the District's website at <https://jordancrossingmd.colorado.gov>.

7. Cancellation of Election. If the only matter before the electors is the election of Directors of the District and if, at 5:00 P.M. on March 1, 2022, the sixty-third day prior to the regular election, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with law.

8. Severability. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, it being the Board of Director's intention that the various provisions hereof are severable.

9. Repealer. All acts, orders and resolutions, or parts thereof, of the Board of Directors which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

10. Effective Date. The provisions of this Resolution shall take effect as of the date adopted and approved by the Board of Directors of Jordan Crossing Metropolitan District.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION
CALLING A REGULAR ELECTION FOR DIRECTORS
MAY 3, 2022]**

RESOLUTION APPROVED AND ADOPTED on October 12, 2021.

**JORDAN CROSSING METROPOLITAN
DISTRICT**

By: Thomas J Brinkman *JD*
President

Attest:

Ann Finn
Secretary

Jordan Crossing Metropolitan District
 Payment of Claims
 May 31, 2022

GENERAL FUND PAYMENTS TO BE APPROVED

Payee	Description	Amount
Colorado Community Media	Advertising Elections	\$23.48
Marchetti & Weaver, LLC	Accounting - March	\$183.79
	Accounting - April	\$1,034.01
McGeady Becher, P.C	Legal - February	\$135.01
	Legal - March	\$405.01
Special District Management Services, Inc	District Management - March	\$917.80
	District Management - April	\$2,634.60
TOTAL GENERAL FUND PAYMENTS TO BE APPROVED		\$5,310.22

GENERAL FUND PAYMENTS TO BE RATIFIED

Payee	Description	Amount
Colorado Community Media	Advertising Budgets	\$27.00
CO Special Dist Property & Liability Pool	2022 Property & Liability	\$2,582.00
Dazzio & Associates	2021 Audit	\$4,600.00
First Bank	Bank Fees - October-March	\$140.00
Marchetti & Weaver, LLC	Accounting - September 2021	\$466.15
	Accounting - October 2021	\$993.23
	Accounting - November 2021	\$527.30
	Accounting - December 2021	\$886.78
	Accounting - January 2022	\$2,039.75
	Accounting - February 2022	\$755.07
McGeady Becher, P.C	Legal - September 2021	\$60.00
	Legal - October 2021	\$1,524.00
	Legal - January 2022	\$300.01
P & S Investments	Developer Reimbursement	\$37,000.00
Special District Association	2022 Dues	\$387.72
Special District Management Services, Inc	District Management - September 2021	\$735.40
	District Management - October 2021	\$888.40
	District Management - November 2021	\$231.00
	District Management - December 2021	\$615.20
	District Management - January 2022	\$1,022.87
	District Management - February 2022	\$911.60
T Charles Wilson Insurance	Insurance	\$775.00
TOTAL GENERAL FUND PAYMENTS TO BE RATIFIED		\$57,468.48

Jordan Crossing Metropolitan District
Payment of Claims
May 31, 2022

DEBT SERVICE PAYMENTS TO BE RATIFIED

Payee	Description	Amount
UMB Bank N.A.	Paying Agent Fees	\$3,000.00
	Bond Interest - December 1	\$53,868.76
	Bond Interest - June 1	\$33,531.24

TOTAL DEBT SERVICE PAYMENTS TO BE RATIFIED \$90,400.00

TOTAL TO BE RATIFIED & APPROVED \$153,178.70

Jordan Crossing Metropolitan District
Statement of Net Position
April 30, 2022

	General Fund	Debt Service	Fixed Assets & LTD	TOTAL
ASSETS				
CASH				
FirstBank Checking	3,556			3,556
ColoTrust	58,377	45,649		104,026
UMB-Bond Fund		10,747		10,747
TOTAL CASH	61,934	56,397	-	118,330
OTHER CURRENT ASSETS				
Due From County Treasurer	-	-		-
Property Taxes Receivable	39,039	39,689		78,728
Prepaid Expenses	-			-
TOTAL OTHER CURRENT ASSETS	39,039	39,689	-	78,728
FIXED ASSETS				
Landscaping			120,000	120,000
Parks Equipment			31,000	31,000
Accumulated Depreciation			(31,000)	(31,000)
TOTAL FIXED ASSETS	-		120,000	120,000
TOTAL ASSETS	100,973	96,086	120,000	317,059
LIABILITIES & DEFERED INFLOWS				
CURRENT LIABILITIES				
Accounts Payable	5,634			5,634
TOTAL CURRENT LIABILITIES	5,634	-	-	5,634
DEFERRED INFLOWS				
Deferred Property Taxes	39,039	39,689		78,728
TOTAL DEFERRED INFLOWS	39,039	39,689	-	78,728
LONG-TERM LIABILITIES				
Bonds Payable-Series 2016			1,375,000	1,375,000
Bond Premium, Net			58,356	58,356
Developer Payable- Ops			-	-
Developer Payable- Cap			71,845	71,845
Accrued Interest- Bonds			5,589	5,589
Accrued Interest- Dev Adv- Ops			35,162	35,162
Accrued Interest- Dev Adv- Cap			57,487	57,487
TOTAL LONG-TERM LIABILITIES	-		1,603,439	1,603,439
TOTAL LIAB & DEF INFLOWS	44,673	39,689	1,603,439	1,687,801
NET POSITION				
Net Investment in Capital Assets			120,000	120,000
Amount to be Provided for Debt			(1,603,439)	(1,603,439)
Fund Balance- Restricted	3,057	56,397		59,454
Fund Balance- Unassigned	53,243			53,243
TOTAL NET POSITION	56,300	56,397	(1,483,439)	(1,370,742)

Jordan Crossing Metropolitan District
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 06/03/22

	Modified Accrual Basis				Modified Accrual Basis				
	2021 Prelim Actual	2022 Adopted Budget	Variance Favorable (Unfavor)	2022 Forecast	YTD Thru 04/30/22 Actual	YTD Thru 04/30/22 Budget	Variance Favorable (Unfavor)	2023 Prelim Budget	Notes/Assumptions
PROPERTY TAXES									
Assessed Valuation	3,402,420	3,550,820		3,550,820				3,550,820	Assume No Change
Mill Levy Breakdown:									
Mill Levy - Operations	22.108	23.607		23.607				22.607	Total, less debt levy
Mill Levy - Debt	25.500	24.000		24.000				25.000	Amt to balance debt svc fund
Total	47.608	47.607		47.607				47.607	35 mills gallagherized
Property Tax Revenue - Operations	75,221	83,824		83,824				80,273	AV * Mill Levy / 1,000
Property Tax Revenue - Debt	86,762	85,220		85,220				88,771	AV * Mill Levy / 1,000
Total	161,982	169,044		169,044				169,044	
COMBINED FUNDS									
REVENUE									
Property Taxes	161,983	169,044	-	169,044	90,316	86,212	4,103	169,044	AV * Mill Levy / 1,000
Specific Ownership Taxes	15,621	13,524	-	13,524	3,562	3,381	181	13,524	8% of Taxes
Interest	56	8,000	(7,880)	120	75	2,667	(2,592)	13,000	Budget high to avoid amendment
TOTAL REVENUE	177,660	190,568	(7,880)	182,688	93,952	92,260	1,692	195,568	
EXPENDITURES									
Administration	39,914	66,361	10,181	56,181	16,562	22,818	6,257	73,087	All Non-Debt Repayment Costs
Developer Repayments	37,000	38,000	(12,000)	50,000	-	-	-	35,000	See General Fund Detail
Bond Principal & Interest	87,738	87,063	-	87,063	-	-	-	91,388	See Debt Service Fund
TOTAL EXPENDITURES	164,651	191,424	(1,819)	193,243	16,562	22,818	6,257	199,474	
CHANGE IN FUND BALANCE	13,009	(856)	(9,699)	(10,555)	77,390	69,442	7,948	(3,906)	
BEGINNING FUND BALANCE	22,297	25,450	9,856	35,306	35,306	25,450	9,856	24,751	
ENDING FUND BALANCE	35,306	24,594	157	24,751	112,696	94,892	17,805	20,845	
	=	=	=	=	=	=	=	=	

Jordan Crossing Metropolitan District
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 06/03/22

					Modified Accrual Basis					
					YTD Thru	YTD Thru	Variance	2023	Notes/Assumptions	
					04/30/22	04/30/22	Favorable	Prelim		
					Actual	Budget	(Unfavor)	Budget		
					2021	2022	Variance	2023		
					Prelim	Adopted	Favorable	Prelim		
					Actual	Budget	(Unfavor)	Budget		
					2022					
					Forecast					
GENERAL FUND										
REVENUE										
1-510	Property Taxes	75,221	83,824	-	83,824	44,785	42,750	2,035	80,273	AV * Mill Levy / 1,000
1-515	Specific Ownership Taxes	7,254	6,706	-	6,706	1,766	1,677	90	6,422	8% of Taxes
1-560	Interest Income	31	5,000	(4,900)	100	64	1,667	(1,602)	10,000	Budget high to avoid amendment
TOTAL REVENUE		82,506	95,530	(4,900)	90,630	46,615	46,094	522	96,695	
EXPENDITURES										
Administration										
1-612	Accounting	9,203	12,500	-	12,500	3,640	4,167	527	13,000	Based on 2021 Forecast
1-614	District Management	6,702	12,500	-	12,500	4,525	4,167	(359)	13,000	Based on 2021 Forecast
1-615	Audit	4,600	4,750	-	4,750	-	-	-	4,900	Based on 2021 Forecast
1-635	Election	-	3,000	-	3,000	1,052	2,400	1,348	3,000	Assume Canceled
1-670	Insurance & SDA Dues	4,131	4,650	455	4,195	4,195	4,650	455	4,500	Based on 2021 Forecast
1-675	Legal	8,777	12,500	-	12,500	1,358	4,167	2,809	13,000	Based on 2021 Forecast
1-685	Miscellaneous Expense	1,070	1,200	-	1,200	437	400	(37)	1,300	Based on 2021 Forecast
1-700	Treasurer's Fees	1,128	1,257	-	1,257	672	641	(31)	1,204	1.5% of Property Taxes
1-795	Emergencies	-	1,726	1,726	-	-	575	575	1,851	3% of Revenues
	Contingency	-	5,000	5,000	-	-	-	-	10,000	Unforeseen Needs
Total Administration		35,612	59,083	7,181	51,902	15,879	21,166	5,288	65,755	
Debt Service										
1-710	Developer Repayment- Ops Principal	-	-	-	-	-	-	-	-	Paid Off In 2018
1-711	Developer Repayment- Cap Principal	37,000	38,000	(12,000)	50,000	-	-	-	21,845	Pay Off In 2023
1-712	Developer Repayment- Ops Interest	-	-	-	-	-	-	-	13,155	Begin to Pay Down Accrued Interest
1-713	Developer Repayment- Cap Interest	-	-	-	-	-	-	-	-	No Funds Available
Total Debt Service		37,000	38,000	(12,000)	50,000	-	-	-	35,000	
TOTAL EXPENDITURES		72,612	97,083	(4,819)	101,902	15,879	21,166	5,288	100,755	
REVENUE OVER / (UNDER) EXP		9,894	(1,553)	(9,719)	(11,272)	30,737	24,927	5,810	(4,060)	
OTHER SOURCES / (USES)										
1-894	Transfer to Debt Service	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)		-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE		9,894	(1,553)	(9,719)	(11,272)	30,737	24,927	5,810	(4,060)	
1-450	BEGINNING FUND BALANCE	15,669	16,270	9,293	25,563	25,563	16,270	9,293	14,291	
ENDING FUND BALANCE		25,563	14,717	(426)	14,291	56,300	41,197	15,103	10,231	
COMPONENTS OF FUND BALANCE:		=	=	=	=	=	=	=	=	
1-142	Nonspendable	450	4,882	(477)	4,405	-	-	-	4,725	Prepaid Insurance
	Restricted for Emergencies	2,480	-	2,720	2,720	2,720	-	-	-	Budgeted as an Expense
	Assigned For Following Year Budget	1,553	-	-	-	-	-	-	-	
	Unassigned	21,080	9,835	(2,669)	7,166	53,580	-	-	5,506	
TOTAL FUND BALANCE		25,563	14,717	(426)	14,291	56,300	-	-	10,231	

No assurance is provided on these financial statements;
 substantially all disclosures required by GAAP omitted.

Jordan Crossing Metropolitan District
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 06/03/22

Modified Accrual Basis

	2021 Prelim Actual	2022 Adopted Budget	Variance Favorable (Unfavor)	2022 Forecast	YTD Thru 04/30/22 Actual	YTD Thru 04/30/22 Budget	Variance Favorable (Unfavor)	2023 Prelim Budget	Notes/Assumptions	
DEBT SERVICE FUND										
REVENUE										
2-510	Property Taxes	86,762	85,220	-	85,220	45,531	43,462	2,069	88,771	AV * Mill Levy / 1,000 8% of Taxes Equal to Contingency Below
2-515	Specific Ownership Taxes	8,367	6,818	-	6,818	1,796	1,705	91	7,102	
2-560	Interest Income	25	3,000	(2,980)	20	10	1,000	(990)	3,000	
TOTAL REVENUE		95,154	95,038	(2,980)	92,058	47,336	46,167	1,170	98,873	
EXPENDITURES										
2-607	Bond Principal- 2016	20,000	20,000	-	20,000	-	-	-	25,000	Per Amortization Schedule
2-608	Bond Interest- 2016	67,738	67,063	-	67,063	-	-	-	66,388	Per Amortization Schedule
2-668	Paying Agent Fees	3,000	3,000	-	3,000	-	-	-	3,000	Based on 2021 Forecast
2-685	Bank Fees / Misc Expense	0	-	-	-	-	-	-	-	
2-700	Treasurer's Fees	1,302	1,278	-	1,278	683	652	(31)	1,332	1.5% of Property Taxes
2-795	Contingency		3,000	3,000	-		1,000	1,000	3,000	Unforeseen Needs
TOTAL EXPENDITURES		92,039	94,341	3,000	91,341	683	1,652	969	98,719	
REVENUES LESS EXPENDITURES		3,115	697	20	717	46,653	44,515	2,139	153	
OTHER SOURCES (USES) OF FUNDS										
2-894	Transfer from General Fund	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES (USES)		-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE		3,115	697	20	717	46,653	44,515	2,139	153	
2-450	BEGINNING FUND BALANCE	6,628	9,180	563	9,743	9,743	9,180	563	10,460	
ENDING FUND BALANCE		9,743	9,877	583	10,460	56,397	53,695	2,702	10,613	
2016 Loan Balance- Beginning of Year		1,395,000			1,375,000				1,355,000	
Assessed Valuation		3,402,420			3,550,820				3,550,820	
Debt to Assessed Ratio		41.00%			38.72%				38.16%	
<i>Mill levy cap released once below 50%</i>										

No assurance is provided on these financial statements;
 substantially all disclosures required by GAAP omitted.

**JORDAN CROSSING
METROPOLITAN
DISTRICT**

Financial Statements

December 31, 2021

JORDAN CROSSING METROPOLITAN DISTRICT

TABLE OF CONTENTS

	<u>Page</u>
Independent Auditor's Report	1
Basic Financial Statements	
Government-Wide Financial Statements	
Statement of Net Position	4
Statement of Activities	5
Fund Financial Statements	
Governmental Funds	
Balance Sheet	6
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position	7
Statement of Revenues, Expenditures and Changes in Fund Balances	8
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	9
General Fund – Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual	10
Notes to the Financial Statements	11
Supplementary Information	
Debt Service Fund – Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual	27
Other Information	
Schedule of Debt Service Requirements to Maturity	28
Summary of Assessed Valuation, Mill Levy and Property Taxes Collected	29
Continuing Disclosure Annual Financial Information as Required by the General Obligation Refunding and Improvement Bonds, Series 2016	30



Dazzo & Associates, PC

Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Jordan Crossing Metropolitan District
Douglas County, Colorado

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the Jordan Crossing Metropolitan 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 each major fund of the District, as of December 31, 2021, and the respective changes in financial position and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

8200 South Quebec Street, Suite A3259, Centennial, Colorado 80112
303-905-0809 • info@dazziocpa.com

• Member American Institute of Certified Public Accountants • Member Colorado Society of Certified Public Accountants •

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with 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

Management has omitted Management's Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The Supplementary Information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Supplementary Information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The Other Information, as listed in the table of contents, does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

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

April 21, 2022

BASIC FINANCIAL STATEMENTS

JORDAN CROSSING METROPOLITAN DISTRICT

STATEMENT OF NET POSITION

December 31, 2021

	<u>Governmental Activities</u>
Assets	
Cash and Investments	\$ 28,685
Cash and Investments - Restricted	9,152
Receivable from County Treasurer	1,103
Property Taxes Receivable	169,044
Prepaid Expense	450
Capital Assets Not Being Depreciated	120,000
Total Assets	<u>328,434</u>
Liabilities	
Accounts Payable	4,084
Accrued Interest Payable	5,589
Noncurrent Liabilities:	
Due Within One Year	20,000
Due In More Than One Year	1,577,850
Total Liabilities	<u>1,607,523</u>
Deferred Inflows of Resources	
Unearned Property Taxes	169,044
Net Position	
Net Investment In Capital Assets	37,826
Restricted	
Emergencies	2,480
Debt Service	4,154
Unrestricted	(1,492,593)
Total Net Position	<u>\$ (1,448,133)</u>

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

JORDAN CROSSING METROPOLITAN DISTRICT

STATEMENT OF ACTIVITIES

For the Year Ended December 31, 2021

<u>Function/Program Activities</u>	<u>Expenses</u>	<u>Program Revenues</u>			<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Governmental Activities</u>
Governmental Activities					
Administration	\$ 35,612	\$ -	\$ -	\$ -	\$ (35,612)
Interest and Related Costs on Long-term Debt	73,051	-	-	-	(73,051)
Total Governmental Activities	\$ 108,663	\$ -	\$ -	\$ -	(108,663)
			General Revenues:		
			Property Taxes	161,983	
			Specific Ownership Taxes	15,621	
			Net Investment Income	56	
			Total General Revenues	177,660	
			Changes In Net Position	68,997	
			Net Position - Beginning	(1,517,130)	
			Net Position - Ending	\$ (1,448,133)	

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

JORDAN CROSSING METROPOLITAN DISTRICT

**BALANCE SHEET
GOVERNMENTAL FUNDS**

December 31, 2021

	General	Debt Service	Total
Assets			
Cash and Investments	\$ 28,685	\$ -	\$ 28,685
Cash and Investments - Restricted	-	9,152	9,152
Receivable from County Treasurer	512	591	1,103
Property Taxes Receivable	83,824	85,220	169,044
Prepaid Expenditures	450	-	450
Total Assets	\$ 113,471	\$ 94,963	\$ 208,434
Liabilities			
Accounts Payable	\$ 4,084	\$ -	\$ 4,084
Deferred Inflows of Resources			
Unearned Property Taxes	83,824	85,220	169,044
Fund Balances			
Nonspendable			
Prepaid Expenses	450	-	450
Restricted			
Emergencies	2,480	-	2,480
Debt Service	-	9,743	9,743
Year's Expenditures	1,553	-	1,553
Unassigned	21,080	-	21,080
Total Fund Balances	25,563	9,743	35,306
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 113,471	\$ 94,963	\$ 208,434

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

JORDAN CROSSING METROPOLITAN DISTRICT

**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION**

December 31, 2021

Total Fund Balances - Governmental Funds \$ 35,306

Total net position reported for governmental activities in the statement of net position is different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

Those assets consist of:

Capital Assets Not Being Depreciated 120,000

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due. All liabilities - both current and long-term - are reported in the statement of net position.

Balances at year end are:

General Obligation Bonds Payable	\$ (1,375,000)	
Bond Premium	(58,357)	
Accrued Interest Payable	(5,589)	
Developer Advance - Operations - Accrued Interest	(35,162)	
Developer Advance - Capital	(71,845)	
Developer Advance - Capital - Accrued Interest	(57,486)	(1,603,439)

Net Position - Governmental Activities \$ (1,448,133)

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

JORDAN CROSSING METROPOLITAN DISTRICT

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS**

For the Year Ended December 31, 2021

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>
Revenues			
Property Taxes	\$ 75,221	\$ 86,762	\$ 161,983
Specific Ownership Tax	7,254	8,367	15,621
Net investment income	31	25	56
Total Revenues	<u>82,506</u>	<u>95,154</u>	<u>177,660</u>
Expenditures			
Current			
Management	6,702	-	6,702
Accounting	9,204	-	9,204
Audit	4,600	-	4,600
Insurance and Dues	4,131	-	4,131
Legal	8,777	-	8,777
Treasurer's Fees	1,128	1,301	2,429
Miscellaneous	1,070	-	1,070
Developer Advance Repayment	37,000	-	37,000
Debt Service			
2016 Bond Principal	-	20,000	20,000
2016 Bond Interest	-	67,738	67,738
Paying Agent Fees	-	3,000	3,000
Total Expenditures	<u>72,612</u>	<u>92,039</u>	<u>164,651</u>
Net Change in Fund Balances	9,894	3,115	13,009
Fund Balances - Beginning	<u>15,669</u>	<u>6,628</u>	<u>22,297</u>
Fund Balances - Ending	<u>\$ 25,563</u>	<u>\$ 9,743</u>	<u>\$ 35,306</u>

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

JORDAN CROSSING METROPOLITAN DISTRICT

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

For the Year Ended December 31, 2021

Net Change in Fund Balances - Total Governmental Funds	\$	13,009
--	----	--------

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

The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.

Principal Paid on Long Term Debt	\$	20,000	
Repayment to Developer - Capital		37,000	
Developer Advance - Capital - Accrued Interest		(4,523)	52,477

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds:

Change in accrued interest on bonds and loan payable		56	
Amortization of bond premium		3,455	3,511

Change in Net Position - Governmental Activities	\$	<u>68,997</u>
--	----	---------------

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

JORDAN CROSSING METROPOLITAN DISTRICT

GENERAL FUND

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

For the Year Ended December 31, 2021

(With Comparative Totals for the Year Ended December 31, 2020)

	Original and Final Budget	Actual Amounts	Variance with Final Budget - Positive (Negative)	2020 Actual
Revenues				
Property Taxes	\$ 75,221	\$ 75,221	\$ -	\$ 95,499
Specific Ownership Tax	6,000	7,254	1,254	8,237
Net investment income	100	31	(69)	320
Total Revenues	81,321	82,506	1,185	104,056
Expenditures				
Current				
Management	12,000	6,702	5,298	13,903
Accounting	12,000	9,204	2,796	10,449
Audit	5,000	4,600	400	4,400
Election	-	-	-	1,151
Insurance and Dues	4,410	4,131	279	4,212
Legal	11,000	8,777	2,223	10,569
Treasurer's Fees	1,128	1,128	-	1,433
Miscellaneous	500	1,070	(570)	222
Emergency Reserve	2,440	-	2,440	-
Contingency	7,000	-	7,000	-
Developer Advance Repayment	25,000	37,000	(12,000)	50,000
Total Expenditures	80,478	72,612	7,866	96,339
Net Change in Fund Balance	843	9,894	9,051	7,717
Fund Balance - Beginning	12,695	15,669	2,974	7,952
Fund Balance - Ending	\$ 13,538	\$ 25,563	\$ 12,025	\$ 15,669

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

JORDAN CROSSING METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

Note 1 – Definition of Reporting Entity

The Jordan Crossing Metropolitan District (the “District”), was originally organized by recorded Order and Decree of the District Court for the County of Douglas on May 25, 2006 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes).

The District operates under a Service Plan approved by the Town of Parker (the “Town”) on March 20, 2006. The District’s service boundaries are located entirely within the Town.

Pursuant to the Service Plan, the District has the power to provide for the design, acquisition, construction, installation, relocating, redeveloping and financing of certain water, sanitation, storm water, street, parks and landscaping. Except for some landscaping improvements, the District has transferred much of the public improvements to the Town or other appropriate entities for ownership and operations and maintenance.

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

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

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

JORDAN CROSSING METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

Note 2 – Summary of Significant Accounting Policies

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

Government-Wide and Fund Financial Statements

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

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

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenue. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenue* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenue are reported instead as *general revenues*.

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using *the economic resources measurement focus* and the *accrual basis of accounting*. Revenue is recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Depreciation, if any, is computed and recorded as an operating expense. Expenditures for property and equipment are shown as increases in assets and redemption of bonds and notes are recorded as a reduction in liabilities.

Governmental fund financial statements are reported using the current *financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to

JORDAN CROSSING METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

pay liabilities of the current period. For this purpose, the District considers revenue to be available if they are collected within 60 days of the end of the current fiscal period. The major source of revenue susceptible to accrual are developer advances. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures other than interest on long-term obligations are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental funds:

General Fund – This fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund - This fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

Budgets

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

Pooled Cash and Investments

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

Cash and investments are presented on the balance sheet in the basic financial statements at fair value.

JORDAN CROSSING METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

Restricted Assets

Certain assets whose use is restricted for bonded debt service by debt indentures are segregated on the government-wide statement of net position and the fund balance sheet.

Property Taxes

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

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

Capital Assets

Capital assets, which include property and equipment, are reported in the government-wide financial statements. Capital assets defined by the District as assets include improvements to buildings and equipment with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land and certain landscaping improvements are not depreciated.

It is the policy of the Town to accept the maintenance responsibility for streets and drainage facilities within the Town only after a probationary period following completion of construction. Upon final acceptance of the improvements by the Town, the District will remove the cost of

JORDAN CROSSING METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

construction from its Statement of Net Position. The District will retain the landscaping of the common areas containing park equipment. The parks equipment will be depreciated using a straight-line method over the following estimated useful lives:

Parks equipment 10 years

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources until then.

In addition to liabilities, the statement of net position and the governmental funds balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, one item, unavailable revenue – property tax, is reported in both the government-wide statement of net position and the governmental funds balance sheet. This amount is deferred and recognized as inflow of resources in the period that the amounts become available.

Long-term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities. Bonds payable are reported net of the applicable bond premiums and discounts. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method and charged to interest expense.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Issuance costs, even if withheld from the actual new proceeds received, are reported as debt services expenditures, in both the government-wide statements and fund financial statements.

JORDAN CROSSING METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

Net Position and Fund Equity

Net Position

The government-wide financial statements utilize a net position presentation. Net position is categorized as net investment in capital assets, restricted and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets.

Restricted net position is subject to restrictions by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through constitutional provision or enabling legislation.

Unrestricted net position represents assets that do not have any third-party limitations on their use.

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

Fund Balances

Generally, the fund balance represents the difference between the current assets and current liabilities. In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned and unassigned. Due to circumstances which differ amongst governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

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

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

JORDAN CROSSING METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

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

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

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

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

Estimates

The preparation of these financial statements in conformity with GAAP requires the District management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Note 3 – Cash and Investments

Cash and investments as of December 31, 2021 are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$	28,685
Cash and Investments - Restricted		9,152
Total Cash and Investments	\$	<u>37,837</u>

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

Deposits with Financial Institutions	\$	6,764
Investments		31,073
Total Cash and Investments	\$	<u>37,837</u>

JORDAN CROSSING METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

Cash Deposits

Custodial credit risk

Custodial risk for deposits is the risk that, in the event of a failure of a depository financial institution, the District will not be able to recover its deposits or will not be able to recover collateral securities that are in possession of an outside party. The Colorado Public Deposit Protection Act (PDPA) governs the investment of public funds. PDPA requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. Amounts on deposit in excess of federal insurance levels (\$250,000) must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits. The institution's internal records identify the collateral by depositor and as such, these deposits are considered to be uninsured but collateralized. The State Regulatory Commissions for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2021, the District's cash deposits had a bank balance and carrying balance of \$6,764.

Investments

The District has adopted an investment policy by which it follows state statutes regarding investments.

The District generally limits its concentration of investments to obligations of the United States, certain U.S. government agency securities and Local Government Investment Pools, which are believed to have minimal credit risk; minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk disclosure requirements or subject to investment custodial credit risk for investments that are in the possession of another party.

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

JORDAN CROSSING METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

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

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

At December 31, 2021, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Government Liquid Asset Trust (COLOTRUST)	Weighted Average under 60 Days	\$ 20,333
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted Average under 60 Days	10,740
		<u>\$ 31,073</u>

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to \$1.00. The Trust offers shares in three portfolios, COLOTRUST PRIME, COLOTRUST PLUS+ and COLOTRUST EDGE. All portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and any security allowed under CRS 24-75-601. COLOTRUST EDGE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$10.00 transactional share price. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as

JORDAN CROSSING METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST is rated AAAM by Standard & Poor's. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust is similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper. A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE is rated AAAM by Standard & Poor's. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. There are no unrefunded commitments, the redemption frequency is daily and there is no redemption notice period.

Note 4 – Capital Assets

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

Governmental Activities:	Beginning Balance	Increases	Decreases	Ending Balance
Capital Assets Not Being Depreciated:				
Parks, Landscaping	\$ 120,000	\$ -	\$ -	\$ 120,000
Capital Assets Being Depreciated:				
Parks Equipment	31,000	-	-	31,000
Total Capital Assets Being Depreciated	31,000	-	-	31,000
Accumulated Depreciation:				
Parks Equipment	(31,000)	-	-	(31,000)
Total Accumulated Depreciation	(31,000)	-	-	(31,000)
Total Capital Assets Being Depreciated, Net	-	-	-	-
Governmental Activities Capital Assets, Net	\$ 120,000	\$ -	\$ -	\$ 120,000

JORDAN CROSSING METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

Note 5 – Long-Term Obligations

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

Governmental activities:	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
General Obligation Refunding and Improvement Bonds, Series 2016	\$ 1,395,000	\$ -	\$ 20,000	\$ 1,375,000	\$ 20,000
2016 Bond Premium	61,812	-	3,455	58,357	-
Developer Advance - Operating					
Accrued Interest	35,162	-	-	35,162	-
Developer Advance - Capital					
Principal	108,845	-	37,000	71,845	-
Accrued Interest	52,963	4,523	-	57,486	-
	<u>\$ 1,653,782</u>	<u>\$ 4,523</u>	<u>\$ 60,455</u>	<u>\$ 1,597,850</u>	<u>\$ 20,000</u>

General Obligation Refunding and Improvement Bonds, Series 2016

On October 25, 2016, the District issued \$1,395,000 of General Obligation Refunding and Improvement Bonds, Series 2016 (the “2016 Bonds”). The proceeds from the 2016 Bonds were used to (i) refund the District’s outstanding 2006 Bonds; (ii) fund and reimburse a portion of the costs of certain public infrastructure; and (iii) pay the costs of issuance of the bonds.

The 2016 Bonds bear interest ranging from 3.375% to 5.250%, payable semi-annually on June 1 and December 1 of each year, beginning December 1, 2016. The 2016 Bonds are subject to optional and mandatory sinking fund redemption prior to maturity as follows: (a) the 2016 Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$5,000, in any order of maturity and in whole or partial maturities, on December 1, 2026, and on any date thereafter, upon payment of par plus accrued interest thereon (with no redemption premium); (b) the 2016 Bonds maturing on December 1, 2026 are subject to mandatory sinking fund redemption, in part, by lot, on December 1, 2021 and on each December 1 thereafter prior to the maturity date of such bonds, upon payment of par and accrued interest, without redemption premium; (c) the 2016 Bonds maturing on December 1, 2031 are subject to mandatory sinking fund redemption, in part, by lot, on December 1, 2027, and on each December 1 thereafter prior to the maturity date of such bonds, upon payment of par and accrued interest, without redemption premium; (d) the 2016 Bonds maturing on December 1, 2036 are subject to mandatory sinking fund redemption, in part, by lot, on December 1, 2032, and on each December 1 thereafter prior to the maturity date of such bonds, upon payment of par and accrued interest, without redemption premium; and (e) the 2016 Bonds maturing on December 1, 2046 are subject to mandatory sinking fund redemption,

JORDAN CROSSING METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

in part, by lot, on December 1, 2037, and on each December 1 thereafter prior to the maturity date of such bonds, upon payment of par and accrued interest, without redemption premium.

The 2016 Bonds mature as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 20,000	\$ 67,063	\$ 87,063
2023	25,000	66,388	91,388
2024	25,000	65,544	90,544
2025	25,000	64,700	89,700
2026	30,000	63,856	93,856
2027-2031	180,000	301,238	481,238
2032-2036	245,000	255,511	500,511
2037-2041	350,000	182,438	532,438
2042-2046	<u>475,000</u>	<u>77,438</u>	<u>552,438</u>
	<u>\$ 1,375,000</u>	<u>\$ 1,144,176</u>	<u>\$ 2,519,176</u>

Developer Advances

The District entered into an Operation Funding Agreement and a Facilities Acquisition and Reimbursement Agreement with BCX Development Partners, Inc. (the “Developer”) as follows:

Operation Funding Agreement

On June 20, 2006, the District entered into a 2006 – 2007 Operation Funding Agreement with the Developer. The District anticipates that it will not have sufficient funds to make the payment of its operations and maintenance expenses; therefore, pursuant to this agreement the Developer advances funds to meet any shortfalls. The advances earn interest from the date the moneys are deposited into the District’s account at the rate of Prime Interest Rate plus 1%. On October 17, 2006, this agreement was amended and restated to extend the shortfall dates for the years 2006 through December 31, 2009. The agreement was further amended effective January 1, 2015 to credit payments first to principal and then to accrued and unpaid interest. The Developer agreed to advance up to \$110,000 to the District for operation and maintenance shortfalls through December 31, 2009. The District has agreed to repay the Developer advances and accrued interest subject to the availability of funds and subject to annual appropriation. Principal must be paid prior to accrued interest. As of December 31, 2021, there are no outstanding advances and there was \$35,162 in outstanding interest. The obligation of the District to reimburse the Developer is not a multiple fiscal year obligation of

JORDAN CROSSING METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

the District. The agreement terminates on December 31, 2031, or when all amounts due to the Developer under the agreement have been repaid, whichever is earlier.

Facilities Acquisition and Reimbursement Agreement

On June 20, 2006, the District entered into a Facilities Acquisition and Reimbursement Agreement with the Developer. The agreement was amended effective January 1, 2015 to credit payments first to principal and then to accrued and unpaid interest. Advances under the Agreement accrue interest at the Prime Interest Rate plus 1%. The Developer has agreed to design, construct and complete the infrastructure improvements within the District outlined in the Service Plan. Upon completion and acceptance by the District, the improvements are acquired by the District.

The agreement was further amended on October 13, 2016 with the execution of the Second Amendment to the Facilities Acquisition and Reimbursement Agreement. Pursuant to this amendment, the District reinstated \$300,000 (the "Remaining Reimbursement Amount") of prior Developer unreimbursed costs for streets and parks and recreation improvements. The remaining unreimbursed costs amounting to \$1,284,519 are permanently waived and considered to be a Developer contribution. Additionally, the outstanding advances and interest amounting to \$16,078 and \$8,101, respectively, under this agreement made and accrued prior to October 13, 2016 are forever discharged. Interest starts to accrue on the Remaining Reimbursement Amount beginning on October 13, 2016.

As of December 31, 2021, the Developer was owed \$71,845 plus accrued interest totaling \$57,486.

The District has agreed to repay the Developer advances and accrued interest subject to the availability of funds and subject to annual appropriation. Principal must be paid prior to accrued interest. The obligation of the District to reimburse the Developer is not a multiple fiscal year obligation of the District. The agreement terminates on the earlier date of December 31, 2046, or when the following conditions have been satisfied: final acceptance of the improvements by the District, expiration of the warranty period on the improvements, and payment of all amounts due to the Developer under the agreement.

Effective, December 16, 2010, the Developer assigned all repayments for the Amended and Restated Operation Funding Agreement and the Facilities Acquisition and Reimbursement Agreement to P&S Investments LLC.

JORDAN CROSSING METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

Authorized Debt

On May 2, 2006, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed of \$1,710,000 in aggregate principal amount of general obligation debt to finance the costs of acquiring, installing, constructing, and equipping the Public Improvements; \$200,000 for operations debt; and \$1,710,000 for refunding purposes, an interest rate not to exceed 12% per annum. At December 31, 2021, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Amount Authorized on May 2, 2006	Series 2006 GO Bonds	Series 2016 GO Refunding Bonds	Authorized but Unissued at December 31, 2021
Streets	\$ 1,016,000	\$ 772,000	\$ 40,036	\$ 203,964
Parks and Recreation	295,000	244,000	-	51,000
Water	227,000	227,000	-	-
Sanitation & Storm Drainage	172,000	172,000	-	-
Operations and Maintenance	200,000	-	-	200,000
Debt Refundings	1,710,000	-	49,964	1,660,036
	\$ 3,620,000	\$1,415,000	\$ 90,000	\$ 2,115,000

The Service Plan limits the District to issuing \$1,710,000 in debt. Following the issuance of the 2016 Bonds, the District has voter authorized but unissued debt from the 2006 Election in the approximate amount of \$254,964 for Public Improvements; \$200,000 for operations debt; and approximately \$1,660,036 for refunding purposes.

Note 6 – Net Position

The District has a net position consisting of three components – net investment in capital assets, restricted and unrestricted. Net investment in capital assets consists of capital assets, net of accumulated depreciation, and reduced by the outstanding balances of bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets. As of December 31, 2021, the District had net investment in capital assets calculated as follows:

Capital Assets, Net	\$ 120,000
Less: Capital Related Debt	(82,174)
Net Investment in Capital Assets	\$ 37,826

JORDAN CROSSING METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

The restricted component of net position consists of assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation.

The District had restricted net position as of December 31, 2021, as follows:

	<u>Governmental Activities</u>
Restricted Net Position:	
Emergencies	\$ 2,480
Debt Service	<u>4,154</u>
Total Restricted Net Position:	<u>\$ 6,634</u>

Unrestricted net position represents assets that do not have any third-party limitations on their use.

The District's unrestricted net position as of December 31, 2021 totaled \$(1,492,593). This deficit amount was the result of the District being responsible for the financing and repayment of debt obligations issued for operations and the construction of public improvements which have been conveyed to other governmental entities.

Note 7 – Related Party

The majority of the members of the Board of Directors are employees, officers, owners, consultants or are otherwise associated with the Developer of the District and may have conflicts of interest in dealing with the District. Management believes that all potential conflicts, if any, have been disclosed.

Note 8 – Risk Management

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

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

JORDAN CROSSING METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

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

Note 9 – Tax, Spending and Debt Limitations

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

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue. TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

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

On May 2, 2006, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

SUPPLEMENTARY INFORMATION

JORDAN CROSSING METROPOLITAN DISTRICT

DEBT SERVICE FUND

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

For the Year Ended December 31, 2021

(With Comparative Totals for the Year Ended December 31, 2020)

	Original and Final Budget	Actual Amounts	Variance with Final Budget - Positive (Negative)	2020 Actual
Revenues				
Property Taxes	\$ 86,762	\$ 86,762	\$ -	\$ 66,088
Specific Ownership Tax	6,900	8,367	1,467	5,701
Net investment income	300	25	(275)	185
Total Revenues	93,962	95,154	1,192	71,974
Expenditures				
Debt Service				
2016 Bond Principal	20,000	20,000	-	-
2016 Bond Interest	67,738	67,738	-	67,738
Treasurer's Fees	1,301	1,301	-	992
Paying Agent Fees	3,000	3,000	-	3,000
Miscellaneous	50	-	50	-
Contingency	3,000	-	3,000	-
Total Expenditures	95,089	92,039	3,050	71,730
Net Change in Fund Balance	(1,127)	3,115	4,242	244
Fund Balance - Beginning	6,280	6,628	348	6,384
Fund Balance - Ending	\$ 5,153	\$ 9,743	\$ 4,590	\$ 6,628

See the Accompanying Independent Auditor's Report

JORDAN CROSSING METROPOLITAN DISTRICT

**SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2021**

**\$1,395,000 General Obligation Refunding and
Improvement Bonds, Series 2016
Dated October 25, 2016
Interest Payable June 1, December 1
Principal Due December 1**

<u>Year</u>	<u>Rate</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	3.375	\$ 20,000	\$ 67,063	\$ 87,063
2023	3.375	25,000	66,388	91,388
2024	3.375	25,000	65,544	90,544
2025	3.375	25,000	64,700	89,700
2026	3.375	30,000	63,856	93,856
2027	3.875	30,000	62,844	92,844
2028	3.875	35,000	61,681	96,681
2029	3.875	35,000	60,325	95,325
2030	3.875	40,000	58,969	98,969
2031	3.875	40,000	57,419	97,419
2032	5.125	45,000	55,869	100,869
2033	5.125	45,000	53,562	98,562
2034	5.125	50,000	51,256	101,256
2035	5.125	50,000	48,693	98,693
2036	5.125	55,000	46,131	101,131
2037	5.250	60,000	43,312	103,312
2038	5.250	65,000	40,163	105,163
2039	5.250	70,000	36,750	106,750
2040	5.250	75,000	33,075	108,075
2041	5.250	80,000	29,138	109,138
2042	5.250	85,000	24,938	109,938
2043	5.250	90,000	20,475	110,475
2044	5.250	95,000	15,750	110,750
2045	5.250	100,000	10,763	110,763
2046	5.250	105,000	5,512	110,512
		<u>\$ 1,375,000</u>	<u>\$ 1,144,176</u>	<u>\$ 2,519,176</u>

JORDAN CROSSING METROPOLITAN DISTRICT

**SUMMARY OF ASSESSED VALUATION, MILL LEVY AND
PROPERTY TAXES COLLECTED**

Levy Year	Collection Year	Assessed Valuation	Mill Levy			Total Levy	Current Collection	Collection Rate
			General	Debt	Total			
2006	2007	\$ 202,550	13.000	29.826	42.826	\$ 8,674	\$ 8,805	101.51%
2007	2008	1,846,822	13.000	29.826	42.826	79,092	79,583	100.62%
2008	2009	2,238,670	13.000	29.826	42.826	95,873	95,952	100.08%
2009	2010	2,143,690	13.000	29.826	42.826	91,806	89,016	96.96%
2010	2011	2,138,750	13.000	29.826	42.826	91,594	91,345	99.73%
2011	2012	1,621,500	13.000	29.826	42.826	69,442	69,348	99.86%
2012	2013	1,868,430	13.000	29.826	42.826	80,017	80,018	100.00%
2013	2014	2,388,060	13.000	29.826	42.826	102,271	102,271	100.00%
2014	2015	2,394,260	13.000	29.826	42.826	102,537	102,536	100.00%
2015	2016	2,781,530	13.000	29.826	42.826	119,122	119,122	100.00%
2016	2017	2,790,130	18.000	24.826	42.826	119,490	119,490	100.00%
2017	2018	2,986,740	32.864	14.397	47.261	141,156	141,156	100.00%
2018	2019	2,950,140	30.075	17.200	47.275	139,468	139,468	100.00%
2019	2020	3,389,120	28.178	19.500	47.678	161,587	161,587	100.00%
2020	2021	3,402,420	22.108	25.500	47.608	161,983	161,983	100.00%

Estimated for
year ending
December 31,
2021

\$ 3,550,820 23.607 24.000 47.607 \$ 169,044

Note:

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

JORDAN CROSSING METROPOLITAN DISTRICT

Continuing Disclosure Annual Financial Information

General Obligation Refunding and Improvement Bonds, Series 2016

Year Ended December 31, 2021

Table	Table Name	Page
Table II	History of District's Assessed Valuation, Mill Levies and Property Tax Collections	29
Table III	Assessed and Actual Valuation of Classes of Property in the District	31
Table IV	Largest Taxpayers within the District	32
Table VI	General Fund Statement of Revenues, Expenditures and Changes in Fund Balance	33
Table VII	General Fund Budget Summary and Comparison	34
Table IX	District Historical Debt Ratios	35

For CUSIPs:

48068RAB4
48068RAC2
48068RAD0
48068RAE8

JORDAN CROSSING METROPOLITAN DISTRICT

TABLE III

2021 Assessed and "Actual" Valuation of Classes of Property in the District

Class	Assessed Valuation	Percent of Assessed Valuation	"Actual" Valuation	Percent of "Actual" Valuation
Residential	\$ 3,530,820	99.44%	\$ 49,381,568	99.86%
State Assessed	20,000	0.56%	69,035	0.14%
Total	\$ 3,550,820	100.00%	\$ 49,450,603	100.00%

Source: Douglas County Assessor's Office

JORDAN CROSSING METROPOLITAN DISTRICT

TABLE IV

Largest Taxpayers Within the District

Name	2021 Assessed Valuation	Percent of Total Assessed Valuation
Individual homeowner	\$ 40,770	1.15%
Individual homeowner	39,510	1.11%
Individual homeowner	39,390	1.11%
Individual homeowner	39,110	1.10%
Individual homeowner	39,090	1.10%
Individual homeowner	39,050	1.10%
Individual homeowner	38,750	1.09%
Individual homeowner	38,680	1.09%
Individual homeowner	38,550	1.09%
Individual homeowner	38,460	1.08%
Total	\$ 391,360	11.02%

Based on District 2021 assessed valuation of \$3,550,820. The remaining taxpayers within the District are comprised primarily of individual property owners.

Source: Douglas County Assessor's Office

JORDAN CROSSING METROPOLITAN DISTRICT

TABLE VI

GENERAL FUND STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

	2017	2018	2019	2020	2021
Revenues					
Property Taxes	\$ 50,222	\$ 98,156	\$ 88,726	\$ 95,499	\$ 75,221
Specific Ownership Tax	5,502	10,380	8,899	8,237	7,254
Net investment income	243	1,858	1,522	320	31
Total Revenues	55,967	110,394	99,147	104,056	82,506
Expenditures					
Current					
Management	5,663	8,128	7,323	13,903	6,702
Accounting	7,749	12,570	8,499	10,449	9,204
Audit	4,875	4,378	4,400	4,400	4,600
Election	-	813	-	1,151	-
Insurance and Dues	3,707	3,753	4,290	4,212	4,131
Legal	16,692	5,285	4,683	10,569	8,777
Treasurer's Fees	754	1,473	1,332	1,433	1,128
Miscellaneous	226	286	410	222	1,070
Developer Advance Repayment	15,000	75,000	65,000	50,000	37,000
Total Expenditures	54,666	111,686	95,937	96,339	72,612
Excess Revenues Over (Under)					
Expenditures	1,301	(1,292)	3,210	7,717	9,894
Other Financing Sources (Uses)					
Transfers Out	-	-	(5,000)	-	-
Net Change in Fund Balance	1,301	(1,292)	(1,790)	7,717	9,894
Fund Balance - Beginning	9,733	11,034	9,742	7,952	15,669
Fund Balance - Ending	\$ 11,034	\$ 9,742	\$ 7,952	\$ 15,669	\$ 25,563

Sources: District's audited financial statements for the years ended December 31, 2017 - 2021

JORDAN CROSSING METROPOLITAN DISTRICT

TABLE VII

General Fund Budget Summary and Comparison

	2021 Budget	2022 Budget	2022 Year to Date Actual (unaudited) ¹
Revenues			
Property Taxes	\$ 75,221	\$ 83,824	\$ 42,911
Specific Ownership Tax	6,000	6,706	1,139
Net investment income	100	5,000	22
Total Revenues	81,321	95,530	44,072
Expenditures			
Current			
Management	12,000	12,500	2,051
Accounting	12,000	12,500	2,700
Audit	5,000	4,750	-
Election	-	3,000	824
Insurance and Dues	4,410	4,650	4,195
Legal	11,000	12,500	1,020
Treasurer's Fees	1,128	1,257	644
Miscellaneous	500	1,200	321
Contingency	7,000	5,000	-
Emergency Reserve	2,440	1,726	-
Developer Advance Repayment	25,000	38,000	-
Total Expenditures	80,478	97,083	11,755
Net Change in Fund Balance	843	(1,553)	32,317
Fund Balance - Beginning	12,695	16,270	25,563
Fund Balance - Ending	\$ 13,538	\$ 14,717	\$ 57,880

¹ Year to date actual (unaudited) figures through March 31, 2022

Sources: District 2021 and 2022 Budgets and the District

JORDAN CROSSING METROPOLITAN DISTRICT

TABLE IX

District Historical Debt Ratios

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
General Obligation Debt Outstanding	\$ 1,395,000	\$ 1,395,000	\$ 1,395,000	\$ 1,395,000	\$ 1,375,000
Estimated Population ¹	300	300	300	300	300
Debt Per Capita	\$ 4,650	\$ 4,650	\$ 4,650	\$ 4,650	\$ 4,583
District Assessed Value	\$ 2,986,740	\$ 2,950,140	\$ 3,389,120	\$ 3,402,420	\$ 3,550,820
Ratio of Debt to Assessed Value	46.71%	47.29%	41.16%	41.00%	38.72%
Personal Income Per Capita (Douglas County)	\$ 71,075	\$ 76,051	\$ 76,408	\$ 78,980	Unavailable
Ratio of Debt Per Capita to Personal Income Per Capita (Douglas County)	6.54%	6.11%	6.09%	5.89%	Unavailable

¹ Population estimate based on 2.84 persons per household in Douglas County, as provided by the U.S. Census Bureau, times the number of homes (107) within the District. Figure has been rounded.

Sources: Douglas County Assessor's Office, Regional Economics Information System Bureau of Economic Analysis