



## ICENOGLE SEAVER POGUE

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October 10, 2023

Douglas County Clerk and Recorder  
P.O. Box 1360  
Castle Rock, CO 80104  
*Via Email:* [clerk@douglas.co.us](mailto:clerk@douglas.co.us)

Office of the State Auditor  
1525 Sherman Street, 7<sup>th</sup> Floor  
Denver, Colorado 80203  
*Via E-Filing*

Division of Local Government  
1313 Sherman Street, Room 521  
Denver, CO 80203  
*Via E-Filing*

Douglas County Attorney's Office  
100 3<sup>rd</sup> Street  
Castle Rock, CO 80104  
*Via Email:* [attorney@douglas.co.us](mailto:attorney@douglas.co.us)

Douglas County Board of County  
Commissioners  
100 Third Street  
Castle Rock, CO 80104  
*Via Email:* [bocc@douglas.co.us](mailto:bocc@douglas.co.us)

**Re: 2022 Annual Report for Ravenna Metropolitan District**  
Supplement to Annual Report

Dear Sir or Madam:

Enclosed for your information and records is a copy of the 2022 Audit for Ravenna Metropolitan District (the "District"). This Audit is being submitted pursuant to Section II.I of the District's 2022 Annual Report that was submitted on July 11, 2023. At the time of submitting the Annual Report, the Audit was not completed.

Should you have any questions regarding the enclosed, please do not hesitate to contact our office.

Sincerely,

ICENOGLE SEAVER POGUE  
A Professional Corporation

A handwritten signature in black ink that reads "Hannah Huval".

Hannah Huval, Esq.

**RAVENNA METROPOLITAN DISTRICT**  
**Douglas County, Colorado**

**FINANCIAL STATEMENTS**  
**December 31, 2022**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
Ravenna Metropolitan District  
Douglas County, Colorado

### **Opinions**

We have audited the financial statements of the governmental activities and each major fund of Ravenna Metropolitan District (the District) as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of December 31, 2022, and the respective changes in financial position thereof, and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

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

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

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

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

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

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

In performing an audit in accordance with GAAS, we:

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

We are required to communicate to 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 opinions on the basic financial statements are not affected by this missing information.

## **Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information, as identified in the table of contents, is presented for the purposes of additional analysis and legal compliance 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 information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

*Fiscal Focus Partners, LLC*

Arvada, Colorado  
July 28, 2023

## **BASIC FINANCIAL STATEMENTS**

**RAVENNA METROPOLITAN DISTRICT**  
**STATEMENT OF NET POSITION**  
**December 31, 2022**

	<u><b>Governmental Activities</b></u>
<b>ASSETS</b>	
Cash and investments - unrestricted	\$ 811,308
Cash and investments - restricted	1,360,377
Due from county treasurer	12,253
Property tax receivable	1,875,116
Capital assets, net	5,871,074
Total assets	<u>9,930,128</u>
<b>LIABILITIES</b>	
Accounts payable and accrued liabilities	50,330
Accrued interest on bonds payable	140,354
Accrued interest on subordinate bonds	3,520,925
Noncurrent liabilities:	
Due within one year	325,000
Due in more than one year	
Bonds and coupons payable	42,760,000
Total liabilities	<u>46,796,609</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property taxes	1,875,116
Total deferred inflows of resources	<u>1,875,116</u>
<b>TOTAL LIABILITIES AND DEFERRED INFLOWS OF RESOURCES</b>	<u>48,671,725</u>
<b>NET POSITION</b>	
Net investment in capital assets	(37,213,926)
Restricted for:	
Emergency reserves	3,600
Debt service	1,928,298
Unrestricted	(3,459,569)
Total net position	<u><u>\$ (38,741,597)</u></u>

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



**RAVENNA METROPOLITAN DISTRICT**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended December 31, 2022**

<b>Functions/Programs</b>	<b>Program Revenues</b>			<b>Net (Expenses) Revenues and Changes in Net Position</b>	
	<b>Expenses</b>	<b>Charges for Services</b>	<b>Operating Grants and Contributions</b>	<b>Capital Grants and Contributions</b>	<b>Governmental Activities</b>
Governmental activities:					
General government	\$ 355,957	\$ -	\$ -	\$ -	\$ (355,957)
Interest and other costs of long-term debt	2,672,411	-	-	100,000	(2,572,411)
	\$ 3,028,368	\$ -	\$ -	\$ 100,000	(2,928,368)
General revenues:					
Property taxes					1,897,946
Specific ownership tax					167,968
Investment and other income					52,085
Total general revenues					2,117,999
Change in net position					(810,369)
Net Position - Beginning					(37,931,228)
Net Position - Ending					\$ (38,741,597)

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

**RAVENNA METROPOLITAN DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
December 31, 2022**

	<b>General</b>	<b>Debt Service</b>	<b>Total Governmental Funds</b>
<b>ASSETS</b>			
Cash and investments - unrestricted	\$ 306,409	\$ 504,899	\$ 811,308
Cash and investments -restricted	3,600	1,356,777	1,360,377
Due from county treasurer	631	11,622	12,253
Due from other funds	-	55,000	55,000
Property taxes receivable	96,512	1,778,604	1,875,116
Total assets	\$ 407,152	\$ 3,706,902	\$ 4,114,054
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE</b>			
<b>Liabilities</b>			
Accounts payable	\$ 50,330	\$ -	\$ 50,330
Due to other funds	55,000	-	55,000
Total liabilities	105,330	-	105,330
<b>Deferred Inflows of Resources</b>			
Property taxes	96,512	1,778,604	1,875,116
Total deferred inflows of resources	96,512	1,778,604	1,875,116
<b>FUND BALANCES</b>			
Restricted			
Emergencies	3,600	-	3,600
Debt service	-	1,928,298	1,928,298
Unassigned	201,710	-	201,710
Total fund balance	205,310	1,928,298	2,133,608
Total liabilities, deferred inflows of resources and fund balances	\$ 407,152	\$ 3,706,902	

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

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

Net capital assets 5,871,074

Long-term liabilities, including developer advances and accrued interest, are not due and payable in the current period and, therefore, are not reported in the funds.

Bonds and coupons payable (43,085,000)

Accrued interest on bonds payable (140,354)

Accrued interest on subordinate bonds payable (3,520,925)

\$ (38,741,597)

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

**RAVENNA METROPOLITAN DISTRICT**  
**STATEMENT OF REVENUE, EXPENDITURES AND CHANGES**  
**IN FUND BALANCE**  
**GOVERNMENTAL FUNDS**  
**For the Year Ended December 31, 2022**

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
<b>REVENUE</b>			
Property taxes	\$ 97,687	\$ 1,800,259	\$ 1,897,946
Specific ownership tax	8,799	159,169	167,968
Facility fees	-	100,000	100,000
Interest and other income	10,981	41,104	52,085
Total revenue	<u>117,467</u>	<u>2,100,532</u>	<u>2,217,999</u>
<b>EXPENDITURES</b>			
Audit	6,400	-	6,400
Bank fees	-	1,186	1,186
County Treasurer's fee	1,498	27,103	28,601
Insurance and bonds	4,178	-	4,178
District management and accounting	9,000	-	9,000
Legal	24,680	-	24,680
System repairs	44,010	-	44,010
Bond coupon	-	170,000	170,000
Bond interest	-	1,684,250	1,684,250
Paying agent fees	-	7,977	7,977
Total expenditures	<u>89,766</u>	<u>1,890,516</u>	<u>1,980,282</u>
<b>NET CHANGE IN FUND BALANCES</b>	27,701	210,016	237,717
<b>FUND BALANCE - BEGINNING OF YEAR</b>	<u>177,609</u>	<u>1,718,282</u>	<u>1,895,891</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 205,310</u>	<u>\$ 1,928,298</u>	<u>\$ 2,133,608</u>

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

**RAVENNA METROPOLITAN DISTRICT  
RECONCILIATION OF THE STATEMENT OF REVENUE,  
EXPENDITURES, AND CHANGES IN FUND BALANCE OF GOVERNMENTAL  
FUNDS TO THE STATEMENT OF ACTIVITIES  
For the Year Ended December 31, 2021**

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

Net changes in fund balances - Total governmental funds	\$	237,717
<p>Governmental funds report capital outlays as expenditures. In the statement of activities capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset.</p>		
Depreciation expense		(266,191)
<p>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. The net effect of these differences in the treatment of long-term debt and related items is as follows:</p>		
Current year bond coupon payment		170,000
<p>Some expenses reported in the statement of activities do not require the use of current financial resources and these are not reported as expenditures in governmental funds.</p>		
Accrued interest payable - change		<u>(951,895)</u>
Change in net position of governmental activities	\$	<u><u>(810,369)</u></u>

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

**RAVENNA METROPOLITAN DISTRICT**  
**STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN**  
**FUND BALANCE - BUDGET AND ACTUAL**  
**GENERAL FUND**  
**For the Year Ended December 31, 2022**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
<b>REVENUE</b>				
Property taxes	\$ 97,671	\$ 97,671	\$ 97,687	\$ 16
Specific ownership tax	8,500	8,500	8,799	299
Interest and other income	150	150	10,981	10,831
Total revenue	<u>106,321</u>	<u>106,321</u>	<u>117,467</u>	<u>11,146</u>
<b>EXPENDITURES</b>				
Audit	6,500	6,500	6,400	100
District management and accounting	12,000	9,000	9,000	-
County treasurer's fees	1,500	1,500	1,498	2
Legal	15,000	25,000	24,680	320
Insurance and bonds	5,000	5,000	4,178	822
System repairs	20,000	45,000	44,010	990
Contingency and miscellaneous	15,000	15,000	-	15,000
Total expenditures	<u>75,000</u>	<u>107,000</u>	<u>89,766</u>	<u>17,234</u>
<b>NET CHANGE IN FUND BALANCE</b>	31,321	(679)	27,701	28,380
<b>FUND BALANCE -BEGINNING OF YEAR</b>	<u>136,313</u>	<u>136,313</u>	<u>177,609</u>	<u>41,296</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 167,634</u>	<u>\$ 135,634</u>	<u>\$ 205,310</u>	<u>\$ 69,676</u>

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

**RAVENNA METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 - DEFINITION OF REPORTING ENTITY**

Ravenna Metropolitan District (District), a quasi-municipal corporation and political subdivision of the State of Colorado was organized on May 28, 2004 and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in Douglas County, Colorado.

The District was established principally to provide streets, traffic and safety controls, water, sanitary sewer, storm drainage, television relay, parks and recreation, and mosquito control to areas within and without the boundaries of the District.

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

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

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

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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

**Government-wide and Fund Financial Statements**

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

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

In addition to liabilities, the statement of net position may report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position and fund balance 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

**RAVENNA METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

item that is reported as a deferred inflow or resources. The item, deferred property tax revenue, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

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

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

**Measurement Focus, Basis of Accounting and Financial Statement Presentation**

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

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

The District reports the following major governmental funds:

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

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

**RAVENNA METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted first, then unrestricted resources as they are needed.

**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's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

The District amended its budget for the year ended December 31, 2022.

**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 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.

**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 inflows 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 equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the governmental activities column in the governmental-wide financial statements.



**RAVENNA METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation. It is the District's policy to capitalize those assets with a cost or value of \$5,000 or more.

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

Drainage system	40 years
Streets	40 years
Landscaping/irrigation system	20-25 years

**Fees**

The District imposes certain development impact fees on property within the Districts. The facility fees are required to be paid prior to the issuance of a building permit by the County. The District records the revenue when the fees are paid and received.

**Fund Equity**

The District reports fund balance classifications based on a hierarchy of spending constraints for nonspendable and spendable resources. Fund balances of governmental funds are classified as follows:

*Nonspendable* – Amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact.

*Restricted* – Amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments.

*Committed* – Amounts that can be used only for specific purposes determined by a formal action of District's Board. The Board is the highest level of decision-making body for the District. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board.

**RAVENNA METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

*Assigned* – Amounts that do not meet the criteria to be classified as restricted or committed by that are intended to be used for specific purposes. Only the Board may assign fund balances for specific purposes.

*Unassigned* – All other spendable amounts.

**Restricted Fund Balance**

Emergency Reserves have been provided for as required by Article X, Section 20 of the Constitution of the State of Colorado. \$3,600 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance at December 31, 2022 in the Debt Service Fund of \$1,928,298 represents the amount of pledged revenue that has been collected for future debt service payments.

**NOTE 3 - CASH AND INVESTMENTS**

Cash and investments as of December 31, 2022 are classified in the accompanying financial statements as follows:

Statement of net position:

Cash and investments - Unrestricted	\$ 811,308
Cash and investments - Restricted	<u>1,360,377</u>
Total cash and investments	<u><u>\$ 2,171,685</u></u>

Cash and investments as of December 31, 2022 consist of the following:

Deposits with financial institutions	\$ 272,660
Investments	<u>1,899,025</u>
Total cash and investments	<u><u>\$ 2,171,685</u></u>

**Cash Deposits**

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators.

Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits.

**RAVENNA METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 - CASH AND INVESTMENTS (CONTINUED)**

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2022, the District's cash deposits had a bank and carrying balance of \$272,660.

**Investments**

**Credit Risk**

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

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

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

The local government investment pools, which include the Colorado Surplus Asset Fund Trust (CSAFE) and the Colorado Local Government Liquid Asset Trust (Colotrust) are both rated AAAM by Standard & Poor's.

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.

**RAVENNA METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 - CASH AND INVESTMENTS (CONTINUED)**

As of December 31, 2022, the District had the following investments:

<b>Investment</b>	<b>Maturity</b>	<b>Amount</b>
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted average under 60 days	\$ 542,248
Colorado Liquid Asset Trust (COLOTRUST)	Weighted average under 60 days	<u>1,356,777</u>
		<u>\$ 1,899,025</u>

**CSAFE**

During 2022, the District invested in the Colorado Surplus Asset Fund Trust (CSAFE), 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 and repurchase agreements collateralized by U.S. Treasury securities. A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to custodian agreements. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. CSAFE is rated AAmmf by Fitch Ratings. The custodian's internal records segregate investments owned by CSAFE. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

**COLOTRUST**

The District invested in the Colorado Local Government Liquid Asset Trust (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 offers shares in three portfolios, COLOTRUST PRIME (PRIME), COLOTRUST PLUS+ (PLUS), and COLOTRUST EDGE (EDGE). The Trust operates similarly to a money market fund and each share of PRIME and PLUS is equal in value to \$1.00, and EDGE shares are approximately equal to \$10. Each portfolio may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. PLUS and Edge may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and repurchase agreements collateralized by certain obligations of U.S. government agencies. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as 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.

**RAVENNA METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 - CASH AND INVESTMENTS (CONTINUED)**

PRIME and PLUS are rated AAAM by Standard & Poor's, and EDGE is rated AAAF/S1 by Fitch Ratings. 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.

Cash and investments of \$1,365,777 is restricted for future debt service payments, and \$3,600 is restricted for emergencies.

**NOTE 4 - CAPITAL ASSETS**

An analysis of the changes in capital assets for the year ended December 31, 2022, follows:

	<b>Balance December 31, 2021</b>	<b>Additions</b>	<b>Retirements/ Reclassifications</b>	<b>Balance December 31, 2022</b>
<b>Governmental activities:</b>				
Capital assets, being depreciated				
Storm drainage	\$ 4,370,865	\$ -	\$ -	\$ 4,370,865
Streets	4,882,610	-	-	4,882,610
Landscaping improvements	876,655	-	-	876,655
Total capital assets, being depreciated	<u>10,130,130</u>	<u>-</u>	<u>-</u>	<u>10,130,130</u>
Less accumulated depreciation for:				
Storm drainage	(1,639,080)	(109,272)	-	(1,748,352)
Streets	(1,827,795)	(121,853)	-	(1,949,648)
Landscaping improvements	(525,990)	(35,066)	-	(561,056)
Total accumulated depreciation	<u>(3,992,865)</u>	<u>(266,191)</u>	<u>-</u>	<u>(4,259,056)</u>
Total capital assets, being depreciated, net	<u>\$ 6,137,265</u>	<u>\$ (266,191)</u>	<u>\$ -</u>	<u>\$ 5,871,074</u>

Depreciation of \$266,191 was charged to general government expense.

**RAVENNA METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 5 - LONG-TERM OBLIGATIONS**

The following is an analysis of changes in long-term obligations for the year ended December 31, 2022:

	<b>Balance at December 31, 2021</b>	<b>Additions</b>	<b>Retirements</b>	<b>Balance at December 31, 2022</b>	<b>Due Within One Year</b>
Series 2017 A Capital Appreciation Bonds	\$ 33,685,000	\$ -	\$ -	\$ 33,685,000	\$ -
Series 2017B Subordinate G.O. Bonds	8,000,000	-	-	8,000,000	-
2017 Supplemental B Coupons	1,570,000	-	170,000	1,400,000	325,000
	<u>\$ 43,255,000</u>	<u>\$ -</u>	<u>\$ 170,000</u>	<u>\$ 43,085,000</u>	<u>\$ 325,000</u>

**Series 2017A Limited Tax General Obligation Refunding and Improvement Convertible Capital Appreciation Bonds/Supplemental “B” Interest Registered Coupons**

On November 1, 2017, the District issued its Senior Limited Property Tax Supported Convertible Capital Appreciation Revenue Bonds, Series 2017, in the original principal amount of \$31,995,697 (Senior Bonds) for the purpose of refunding the Series 2007 bonds and coupons, paying capital costs of public improvements, and paying to United Water and Sanitation District (United) amounts necessary to refund bonds related to United’s Ravenna Water Enterprise. The accreted value of the Series 2017 Bonds is \$33,685,000 at the current “A” interest conversion date (December 1, 2018). The Senior Bonds mature on December 1, 2046, and after conversion accrue interest at a rate of 5.0% per annum. The Senior Bonds are subject to mandatory sinking fund redemption beginning on December 1, 2023. Revenues pledged to the Senior Bonds are revenues derived from (1) the Senior Mill Levy of not more than 70 mills (adjusted as allowable for changes in assessment rate methods) imposed on taxable property of the District, (2) specific ownership taxes remitted to the District as a result of the debt service mill levy and (3) any other legally available revenues the District, at its discretion, credits to pay the Senior Bonds.

**Subordinate Limited Tax General Obligation Refunding Bonds, Series 2017B**

On November 1, 2017, the District issued its Subordinate Limited Tax General Obligation Refunding Bonds (Subordinate Bonds) in the principal amount of \$8,000,000. Revenues pledged to the Subordinate bonds are derived from the imposition of a mill levy of 70 mills, the collection of subordinate specific ownership taxes, facility fees, and any other legally available revenues. Revenues remaining after all payments necessary to satisfy the requirements of the Senior Bonds are available to pay the Subordinate Bonds. The Subordinate Bonds mature on December 1, 2056, and accrue compounded interest at an annual rate of 7.50%. The Subordinate Bonds are subject to redemption, beginning December 15, 2022, at par plus accrued interest and

**RAVENNA METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 5 - LONG-TERM OBLIGATIONS (CONTINUED)**

a redemption premium of 3%, which reduces by 1% annually thereafter. Mandatory redemption is required on December 15<sup>th</sup> each year to the extent monies are available.

Debt service payments for each of the next five years, and five-year increments thereafter, for the Series 2017A Bonds and Supplemental Coupons, is as follows:

	<b>Accreted Principal</b>	<b>Supplemental B Interest Coupons</b>	<b>Total</b>
2023	\$ -	\$ 325,000	\$ 325,000
2024	-	490,000	490,000
2025	-	585,000	585,000
2026	715,000	-	715,000
2027	780,000	-	780,000
2028-2032	5,020,000	-	5,020,000
2033-2037	7,080,000	-	7,080,000
2038-2042	9,800,000	-	9,800,000
2043-2046	10,290,000	-	10,290,000
	<u>\$ 33,685,000</u>	<u>\$ 1,400,000</u>	<u>\$ 35,085,000</u>

**Authorized Debt**

A majority of the qualified electors of the District who voted in an election authorized the issuance of indebtedness in an amount not to exceed \$70,500,000 at an interest rate not to exceed 18% per annum. Remaining authorized but unissued debt at December 31, 2022 follows:

	<b>Voter Authorization</b>	<b>Authorization Used</b>	<b>Remaining at December 31, 2022</b>
Water	\$ 10,190,687	\$ 3,839,484	\$ 6,351,203
Refunding	46,000,000	36,156,214	9,843,786
	<u>\$ 56,190,687</u>	<u>\$ 39,995,698</u>	<u>\$ 16,194,989</u>

**NOTE 6 - NET POSITION**

The District's net position consists 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 improvements of those assets. As of December 31, 2022, the District had net investments in capital assets, in the amount of (\$37,213,926), calculated as follows:

**RAVENNA METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 6 - NET POSITION (CONTINUED)**

Net investment in capital assets:

Capital assets, net	\$	5,871,074
Bonds payable		(43,085,000)
		(37,213,926)
	\$	(37,213,926)

Restricted assets include net position that is restricted for use either externally by creditors, grantors, contributors, or laws and regulations of other governments; or imposed by law through constitutional provisions or enabling legislation. The District has restricted net position of \$1,931,898 restricted for emergency reserves and debt requirements.

The District has unrestricted net deficit of \$(3,459,569) at December 31, 2022. The deficit is a result of the District’s outstanding debt, which in part was used to acquire assets that were transferred to other entities.

**NOTE 7 - AGREEMENTS**

**Intergovernmental Agreement for Maintenance**

The District entered into an intergovernmental agreement for maintenance with the City and County of Denver, acting by and through its Water Board, effective March 23, 2007, to provide for the District’s use and maintenance of certain roadway improvements located on Tract D, River Canyon Filing No. 2, in the Ravenna development. Tract D is owned by the Water Board. The agreement is in effect in perpetuity or until it is modified by written agreement of the parties.

**Inclusion Agreement with Roxborough Water and Sanitation District**

On November 8, 2016, the eligible electors of the District approved the inclusion of the property in the District into the boundaries of Roxborough Water and Sanitation District (Roxborough), subject to the satisfaction of certain conditions. The District Court of Douglas County, Colorado has issued an Order for inclusion, which Order was recorded upon closing of the District’s restructure of debt. Water and wastewater services for the District were transferred to Roxborough during 2017. As part of the Series 2017 bond transaction, the District deposited \$3,580,000 into a segregated account held by Roxborough. Roxborough is to apply the funds to the costs of the District’s water system improvements. If amounts remain in the segregated account after such improvements are complete, the amount will be returned to the District to pay Series 2017A bonds. At December 31, 2022, \$3,196,997 remained in Roxborough’s segregated account.



**RAVENNA METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 7 – AGREEMENTS (CONTINUED)**

**Maintenance and Easement Agreement with Ravenna Homeowners Master Association**

On January 14, 2019, the District and the Ravenna Homeowners Master Association, Inc. (the Association) entered into the Maintenance and Easement Agreement with Attached Deed and Bill of Sale (HOA Agreement). Pursuant to the HOA Agreement, the District grants the Association a perpetual easement through the District's property for the purpose of operating, maintaining, repairing, and replacing District property and improvements (the Property), subject to the terms of the HOA Agreement. The Association is granted all right, title and interest in the District's property and improvements (as defined in the HOA Agreement) other than and except for record title, which is retained by the District until the bonds (see Note 5) are discharged. The Association will maintain, replace, and improve the Property at its sole discretion, provided that the District shall have the right to maintain Property in the event that the District determines that the Property is not maintained to the District's satisfaction. The District's financial statements will continue to reflect the net investment in the capital assets until the bonds are discharged.

**NOTE 8 - RISK MANAGEMENT**

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

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool) as of December 31, 2022. The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years. The District pays annual premiums to the Pool for liability, property, public officials' liability and workers compensation coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members.

Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

**NOTE 9 – RELATED PARTY**

A member of the Board of Directors, a homeowner in the District, is affiliated with River Canyon Real Estate Investments, LLC, the former owner of the majority of the lots located within the District's boundaries.

**RAVENNA METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 10 - TAX, SPENDING AND DEBT LIMITATIONS**

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

**SUPPLEMENTARY INFORMATION**

**RAVENNA METROPOLITAN DISTRICT**  
**SCHEDULE OF REVENUE, EXPENDITURES AND CHANGES IN**  
**FUND BALANCE - BUDGET AND ACTUAL**  
**DEBT SERVICE FUND**  
**For the Year ended December 31, 2022**

	<b>Final Budget</b>	<b>Actual Amounts</b>	<b>Variance with Final Budget Positive (Negative)</b>
<b>REVENUE</b>			
Property tax	\$ 1,799,957	\$ 1,800,259	\$ 302
Specific ownership tax	120,000	159,169	39,169
Facility fee	50,000	100,000	50,000
Interest and other income	15,000	41,104	26,104
Total revenue	<u>1,984,957</u>	<u>2,100,532</u>	<u>115,575</u>
<b>EXPENDITURES</b>			
County treasurer's fees	24,000	27,103	(3,103)
Bank fees	1,500	1,186	314
Bond coupon	170,000	170,000	-
Bond interest	1,684,250	1,684,250	-
Paying agent fees	8,000	7,977	23
Total expenditures	<u>1,887,750</u>	<u>1,890,516</u>	<u>(2,766)</u>
<b>NET CHANGE IN FUND BALANCE</b>	97,207	210,016	112,809
<b>FUND BALANCE - BEGINNING OF YEAR</b>	<u>1,554,844</u>	<u>1,718,282</u>	<u>163,438</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 1,652,051</u>	<u>\$ 1,928,298</u>	<u>\$ 276,247</u>

**RAVENNA METROPOLITAN DISTRICT**  
**SCHEDULE OF DEBT SERVICE REQUIREMENTS (ORIGINAL) TO MATURITY**  
**December 31, 2022**  
**\$35,270,000**

**General Obligation Tax Limited Refunding Bonds and Interest Coupons**  
**2017A Convertible Capital Appreciation Bonds/Supplemental Interest Coupons**  
**November 1, 2017**

	<u>Accreted Value</u>	<u>Supplemental Interest Coupons</u>	<u>Total Debt Service</u>
2023	\$ -	\$ 325,000	\$ 325,000
2024	-	490,000	490,000
2025	-	585,000	585,000
2026	715,000	-	715,000
2027	780,000	-	780,000
2028	870,000	-	870,000
2029	915,000	-	915,000
2030	1,010,000	-	1,010,000
2031	1,060,000	-	1,060,000
2032	1,165,000	-	1,165,000
2033	1,220,000	-	1,220,000
2034	1,335,000	-	1,335,000
2035	1,400,000	-	1,400,000
2036	1,525,000	-	1,525,000
2037	1,600,000	-	1,600,000
2038	1,730,000	-	1,730,000
2039	1,820,000	-	1,820,000
2040	1,965,000	-	1,965,000
2041	2,065,000	-	2,065,000
2042	2,220,000	-	2,220,000
2043	2,335,000	-	2,335,000
2044	2,505,000	-	2,505,000
2045	2,630,000	-	2,630,000
2046	2,820,000	-	2,820,000
	<u>\$ 33,685,000</u>	<u>\$ 1,400,000</u>	<u>\$ 35,085,000</u>

Note: Series 2017B Subordinate Limited Tax G.O. Refunding Bonds are not included in schedule