

Canterberry Crossing Metropolitan District II
8390 East Crescent Parkway, Suite 300
Greenwood Village, CO 80111-4974
303-779-5710

September 1, 2021

Ms. Michelle Kivela, Town Administrator
Town of Parker
20120 East Mainstreet
Parker, CO 80138

Re: Canterberry Crossing Metropolitan District II 2020 Annual Report

Dear Ms. Kivela:

Pursuant to the Service Plan for Canterberry Crossing Metro District II (the District), approved by the Town of Parker (the Town) on July 17, 2000, as modified by that certain First Modified Service Plan for the District, approved by the Town on December 17, 2001 (collectively, the Service Plan), the District submits the following documents and information to the Town for report year 2020:

- (a) A narrative summary of the progress of the District in implementing its Service Plan for the report year: The District's implementation of its Service Plan proceeded as planned. The District received final acceptance from all appropriate parties for the public improvements authorized under the Service Plan.
- (b) If not exempted from audit, the audited financial statements of the District: the District's 2020 Audit is enclosed.
- (c) Unless disclosed within a separate schedule to the financial statement, a summary of its capital expenditures incurred by the District: None for the 2020 report year.
- (d) Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the report year, including:
 - (i) The amount of outstanding indebtedness: as of December 31, 2020, the outstanding principal on the District's \$9,255,000 General Obligation Refunding Bonds, Series 2018 (the 2018 Bonds) was \$8,495,000 (see Page 27 of the District's 2020 Audit).
 - (ii) The amount and terms of any new District indebtedness or long-term obligations issued in the report year: the District did not issue any new indebtedness or long-term obligations in the 2020 report year.
 - (iii) The amount of payment or retirement of existing indebtedness of the

District in the report year: as of December 31, 2020, the District paid/retired \$270,000 in principal under the 2018 Bonds (see Page 18 of the District's 2020 Audit).

- (iv) The total assessed valuation of all taxable properties within the District as of January 1 of the report year: the total assessed valuation of all taxable properties within the District as of December 2020 was \$26,129,400; the anticipated total assessed valuation of all taxable properties within the District as of December 2021 is \$26,218,000 (see Page 28).
- (v) The current mill levy of the District pledged to debt retirement in the report year: for report year 2020 (collection year 2021), the District imposed a debt service mill levy of 30.000 mills, to be used toward payment/retirement of the District's 2018 Bonds.
- (e) The District's budget for the calendar year in which the annual report is submitted: the District's 2021 Budget is enclosed.
- (f) A summary of residential and commercial development in the District for the report year: the District is a completely built-out residential community; therefore, there was no residential nor commercial development within the District for report year 2020.
- (g) A summary of all fees, charges and assessments imposed by the District as of January 1 of the report year: the District ratified the \$688 annual per household Recreation Center Fee collected by The Villages of Parker Master Association, d/b/a Canterberry Crossing Master Association (the HOA), to pay operation and maintenance costs associated with the pool and recreation facilities, which are owned by the District.
- (h) Certification by the Board that no action, event or condition enumerated in Section 10.11.06 of the Parker Colorado Municipal Code, as amended, has occurred in the report year: On behalf of the Board of Directors of the District, I certify that no action, event or condition enumerated in Section 10.11.060 of the Town of Parker, Colorado Municipal Code, as amended, has occurred in the Report Year.
- (i) The name of each Board member and its chief administrative officer and general counsel, together with the date, place and time of the regular Board meeting:

Name	Office	Term
Joe Lico	President	5/2023
C. Robert Morris	Treasurer	5/2023
Sarah Lewis	Secretary	5/2022
Elizabeth Townsend	Assistant Secretary	5/2023

Vacant		5/2022
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The District Manager is: Matt Urkoski, CliftonLarsonAllen, LLP, 8390 East Crescent Parkway, Suite 300 Greenwood Village, CO 80111-4974; Telephone: (303) 779-5710.

General Counsel is: Elisabeth A. Cortese, Esq., McGeady Becher P.C., 450 East 17th Avenue, Suite 400, Denver, CO 90203; Telephone: (303) 592-4380.

Annual Meeting Date: The District held its Annual Meeting for 2020 on February 24, 2020, at The Schoolhouse at Mainstreet, 19650 Mainstreet, Parker, CO 80138.

Should you have any questions, please feel free to contact me at any time.

Sincerely,

Matt Urkoski

Matt Urkoski
District Manager
CliftonLarsonAllen, LLP

Enclosures (3)

e-copy: Board of Directors w/o enclosures
Elisabeth A. Cortese, w/o enclosures

**CANTERBERRY CROSSING
METROPOLITAN DISTRICT II
Douglas County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2020

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
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Board of Directors
Canterberry Crossing Metropolitan District II
Douglas County, Colorado

Independent Auditors' Report

We have audited the accompanying financial statements of the governmental activities, the business-type activities and each major fund of Canterberry Crossing Metropolitan District II, as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the District's preparation and fair presentation of the financial statements 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, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and each major fund of Canterberry Crossing Metropolitan District II as of December 31, 2020, and the respective changes in financial position, and where applicable, cash flows 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.

Other-Matters

Required Supplementary Information

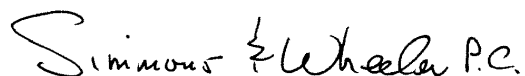
Management has omitted the management’s discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required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

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Canterbury Crossing Metropolitan District II’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.

The supplementary 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. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The continuing disclosure annual financial information, as listed in the table of contents, has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.



Englewood, CO
May 12, 2021

BASIC FINANCIAL STATEMENTS

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
STATEMENT OF NET POSITION
DECEMBER 31, 2020

	Primary Government		
	Governmental Activities	Business- Type Activities	Total
ASSETS			
Cash and Investments	\$ 56,568	\$ 32,207	\$ 88,775
Cash and Restricted Investments	572,522	-	572,522
Receivable - County Treasurer	6,668	-	6,668
Prepaid Insurance	10,853	-	10,853
Property Taxes Receivable	865,194	-	865,194
Accounts Receivable	3,972	-	3,972
Community Center, Pool and Equipment	-	470,423	470,423
Total Assets	<u>1,515,777</u>	<u>502,630</u>	<u>2,018,407</u>
LIABILITIES			
Accounts Payable	9,081	-	9,081
Loan Interest Payable	33,135	-	33,135
Noncurrent Liabilities:			
Due Within One Year	285,000	-	285,000
Due in More Than One Year	8,904,111	-	8,904,111
Total Liabilities	<u>9,231,327</u>	<u>-</u>	<u>9,231,327</u>
DEFERRED INFLOWS OF RESOURCES			
Property Tax Revenue	865,194	-	865,194
Total Deferred Inflows of Resources	<u>865,194</u>	<u>-</u>	<u>865,194</u>
NET POSITION			
Net Investment in Capital Assets	-	470,423	470,423
Restricted for:			
Emergency Reserve	2,600	-	2,600
Debt Service	535,162	-	535,162
Conservation Trust	35,522	-	35,522
Assigned	5,772	-	5,772
Unrestricted	(9,159,800)	32,207	(9,127,593)
Total Net Position	<u>\$ (8,580,744)</u>	<u>\$ 502,630</u>	<u>\$ (8,078,114)</u>

See accompanying Notes to Basic Financial Statements.

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2020

FUNCTIONS/PROGRAMS	Expenses	Program Revenues			Net Revenues (Expenses) and Changes Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
Primary Government:							
Governmental Activities:							
General Government	\$ 62,167	\$ -	\$ -	\$ 15,284	\$ (46,883)	\$ -	\$ (46,883)
Interest and Related Costs on Long-Term Debt	353,705	-	-	-	(353,705)	-	(353,705)
	<u>\$ 415,872</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 15,284</u>	<u>(400,588)</u>	<u>-</u>	<u>(400,588)</u>
Business-Type Activities:							
Community Center and Pool	\$ 225,104	\$ 185,278	\$ -	\$ -	-	(39,826)	(39,826)
	<u>\$ 225,104</u>	<u>\$ 185,278</u>	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>	<u>(39,826)</u>	<u>(39,826)</u>
GENERAL REVENUES							
Property Taxes					862,271	-	862,271
Specific Ownership Taxes					74,378	-	74,378
Net Investment Income					2,181	-	2,181
Total General Revenues					<u>938,830</u>	<u>-</u>	<u>938,830</u>
CHANGE IN NET POSITION					538,242	(39,826)	498,416
Net Position - Beginning of Year					<u>(9,118,986)</u>	<u>542,456</u>	<u>(8,576,530)</u>
NET POSITION - END OF YEAR					<u>\$ (8,580,744)</u>	<u>\$ 502,630</u>	<u>\$ (8,078,114)</u>

See accompanying Notes to Basic Financial Statements.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2020**

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 56,568	\$ -	\$ -	\$ 56,568
Cash - Restricted	2,600	532,600	37,322	572,522
Receivable - County Treasurer	606	6,062	-	6,668
Accounts Receivable	-	-	3,972	3,972
Prepaid Insurance	10,853	-	-	10,853
Property Taxes Receivable	78,654	786,540	-	865,194
	<u>149,281</u>	<u>1,325,202</u>	<u>41,294</u>	<u>1,515,777</u>
Total Assets	<u>\$ 149,281</u>	<u>\$ 1,325,202</u>	<u>\$ 41,294</u>	<u>\$ 1,515,777</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
LIABILITIES				
Accounts Payable	\$ 5,581	\$ 3,500	\$ -	\$ 9,081
Total Liabilities	<u>5,581</u>	<u>3,500</u>	<u>-</u>	<u>9,081</u>
DEFERRED INFLOWS OF RESOURCES				
Property Tax Revenue	78,654	786,540	-	865,194
Total Deferred Inflows of Resources	<u>78,654</u>	<u>786,540</u>	<u>-</u>	<u>865,194</u>
FUND BALANCES				
Nonspendable:				
Prepaid Expenses	10,853	-	-	10,853
Restricted, for:				
Emergencies (TABOR)	2,600	-	-	2,600
Debt Service	-	535,162	-	535,162
Conservation Trust	-	-	35,522	35,522
Assigned to:				
Subsequent Year's Expenditures	2,054	-	-	2,054
Capital Projects	-	-	5,772	5,772
Unassigned	49,539	-	-	49,539
Total Fund Balances	<u>65,046</u>	<u>535,162</u>	<u>41,294</u>	<u>641,502</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 149,281</u>	<u>\$ 1,325,202</u>	<u>\$ 41,294</u>	

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

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

Bonds Payable	(8,495,000)
Bond Premium	(694,111)
Accrued Loan Interest Payable	(33,135)

Net Position of Governmental Activities	<u>\$ (8,580,744)</u>
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See accompanying Notes to Basic Financial Statements.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2020**

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property Taxes	\$ 78,388	\$ 783,883	\$ -	\$ 862,271
Specific Ownership Taxes	6,762	67,616	-	74,378
Interest and Other Income	29	2,152	-	2,181
Conservation Trust Entitlement	-	-	15,284	15,284
Total Revenues	<u>85,179</u>	<u>853,651</u>	<u>15,284</u>	<u>954,114</u>
EXPENDITURES				
Accounting	20,301	-	-	20,301
Audit	5,000	-	-	5,000
County Treasurer's Fees	1,176	11,763	-	12,939
Directors' Fees	600	-	-	600
District Management	7,514	-	-	7,514
Dues and Subscriptions	513	-	-	513
Election Expense	4,372	-	-	4,372
Paying Agent Fees	-	3,500	-	3,500
Insurance	12,483	-	-	12,483
Legal	9,407	-	-	9,407
Miscellaneous	755	-	-	755
Payroll Tax	46	-	-	46
Debt Service	-	681,125	-	681,125
Total Expenditures	<u>62,167</u>	<u>696,388</u>	<u>-</u>	<u>758,555</u>
NET CHANGE IN FUND BALANCES	23,012	157,263	15,284	195,559
Fund Balances - Beginning of Year	<u>42,034</u>	<u>377,899</u>	<u>26,010</u>	<u>445,943</u>
FUND BALANCES - END OF YEAR	<u>\$ 65,046</u>	<u>\$ 535,162</u>	<u>\$ 41,294</u>	<u>\$ 641,502</u>

See accompanying Notes to Basic Financial Statements.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
RECONCILIATION OF THE STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2020**

Net Change in Fund Balances - Governmental Funds \$ 195,559

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. The net effect of these differences in the treatment of long-term debt and related items is as follows;

Current Year Bond Principal	270,000
Amortization of Bond Premium	71,558

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.

Accrued Interest on Loan - Change in Liability	<u>1,125</u>
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Change in Net Position of Governmental Activities	<u><u>\$ 538,242</u></u>
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**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2020**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 78,388	\$ 78,388	\$ -
Specific Ownership Tax	7,055	6,762	(293)
Interest Income	-	29	29
Total Revenues	<u>85,443</u>	<u>85,179</u>	<u>(264)</u>
EXPENDITURES			
Current:			
Accounting	26,000	20,301	5,699
Auditing	4,500	5,000	(500)
County Treasurer's Fee	1,176	1,176	-
Directors' Fees	2,000	600	1,400
District Management	20,000	7,514	12,486
Dues and Subscriptions	600	513	87
Election Expense	1,000	4,372	(3,372)
Insurance and Bonds	13,500	12,483	1,017
Legal Services	15,000	9,407	5,593
Miscellaneous	1,000	755	245
Payroll Taxes	150	46	104
Contingency	3,074	-	3,074
Total Expenditures	<u>88,000</u>	<u>62,167</u>	<u>25,833</u>
NET CHANGE IN FUND BALANCE	(2,557)	23,012	25,569
Fund Balance - Beginning of Year	<u>31,956</u>	<u>42,034</u>	<u>10,078</u>
FUND BALANCE - END OF YEAR	<u>\$ 29,399</u>	<u>\$ 65,046</u>	<u>\$ 35,647</u>

See accompanying Notes to Basic Financial Statements.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
STATEMENT OF NET POSITION –
PROPRIETARY FUNDS
YEAR ENDED DECEMBER 31, 2020**

ASSETS

CURRENT ASSETS

Cash - Insurance Escrow Account	\$ 32,207
Total Current Assets	32,207

CAPITAL ASSETS, NET

Community Center	443,399
HOA Furniture, Fixtures and Equipment	27,024
Total Capital Assets	470,423

Total Assets	502,630
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LIABILITIES

Accounts Payable	-
Total Liabilities	-

NET POSITION

Net Investment in Capital Assets	470,423
Unrestricted	32,207
Total Net Position	\$ 502,630

See accompanying Notes to Basic Financial Statements.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION –
PROPRIETARY FUNDS
YEAR ENDED DECEMBER 31, 2020**

OPERATING REVENUES	
HOA Fees	\$ 185,250
Other Fee Income	28
Total Operating Revenues	185,278
 OPERATING EXPENSES	
Repairs and Maintenance	9,598
Telephone	2,138
Water	7,311
Electricity	7,625
Gas	4,191
Chemicals	11,555
Pool Security	9,090
Pool Equipment	5,551
Management Contract	88,265
Storm Water	1,121
Payroll	19,883
Depreciation	58,776
Total Operating Expenses	225,104
 CHANGE IN NET POSITION	 (39,826)
Total Net Position - Beginning of Year	542,456
 TOTAL NET POSITION - END OF YEAR	 \$ 502,630

See accompanying Notes to Basic Financial Statements.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
STATEMENT OF CASH FLOWS –
PROPRIETARY FUNDS
YEAR ENDED DECEMBER 31, 2020**

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from Customers	\$ 185,278
Payments to Suppliers	<u>(166,328)</u>
Net Cash (Used) by Operating Activities	<u>18,950</u>

NET (DECREASE) IN CASH AND CASH EQUIVALENTS

18,950

Cash and Cash Equivalents - Beginning of Year

13,257

CASH AND CASH EQUIVALENTS - END OF YEAR

\$ 32,207

**RECONCILIATION OF OPERATING INCOME TO NET
CASH PROVIDED BY**

Operating (Loss)	\$ (39,826)
Adjustments to Reconcile Operating Income to Net Cash Provided by Operating Activities:	
Depreciation Expense	<u>58,776</u>
Net Cash (Used) by Operating Activities	<u><u>\$ 18,950</u></u>

See accompanying Notes to Basic Financial Statements.

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 1 DEFINITION OF REPORTING ENTITY

Canterberry Crossing Metropolitan District II (District), a quasi-municipal corporation and political subdivision of the State of Colorado, located entirely in the Town of Parker, Douglas County, Colorado, was organized on January 9, 2001, 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 on July 17, 2000, as modified in 2001 (Modified Service Plan). The District was established to provide for construction and financing of street, safety control, water, sanitation and park and recreation facilities and improvements. The street and safety control improvements were dedicated to and are being maintained by the Town of Parker. Water and sanitation improvements were dedicated to and are being maintained by the Parker Water and Sanitation District. Other improvements were dedicated to and are being maintained by the Canterbury Crossing Master Association (HOA).

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

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. The effect of interfund activity has been removed from these statements. Both statements distinguish between governmental activities, which normally are supported by taxes and intergovernmental revenues, and business-type activities, which rely to a significant extent on fees and charges for support.

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

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

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 and proprietary funds. Major individual governmental and enterprise 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, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements and Proprietary Funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes and specific ownership taxes. 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:

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 another fund.

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

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

The District reports the following major proprietary fund:

The Enterprise Fund accounts for the Community Center and pool operations that are financed and operated in a manner where the intent of the District is that the costs of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. Operating revenues consist of charges to customers for service provided. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation of capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses or capital contributions.

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.

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 Equivalents

For purposes of the statement of cash flows, the District considers cash deposits and highly liquid investments (including restricted assets) with a maturity of three months or less when purchased, to be cash equivalents.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April 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 unearned property tax revenues are recorded as revenue in the year they are available or collected.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset 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. Depreciation expense has been computed using the straight-line method over the following estimated economic useful lives:

Infrastructure:

Community Center and Pool	25 years
Pool and Park Structures	25 years
Electronic Equipment	10 years
Computers	5 years

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports 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 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, the item, deferred property tax revenue, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity

Net Position

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 Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among 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 inventory) or legally or contractually required to be maintained intact.

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

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 practice to use the most restrictive classification first.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2020, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash	\$ 88,775
Cash - Restricted	<u>572,522</u>
Total Cash	<u><u>\$ 661,297</u></u>

Cash and investments as of December 31, 2020, consist of the following:

Deposits with Financial Institutions	\$ 141,383
Investments	<u>519,914</u>
Total Cash	<u><u>\$ 661,297</u></u>

Deposits with Financial Institutions

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 102% of the aggregate uninsured deposits.

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

At December 31, 2020, the District's cash deposits had a bank balance of \$141,383 and a carrying balance of \$141,383.

Investments

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

The District generally limits its concentration of investments to those noted with an asterisk (*) below, 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 or investment custodial risk disclosure requirements 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.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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 U.S. 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

As of December 31, 2020, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted Average Under 60 Days	\$ 519,914

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 at net asset value as determined by amortized cost. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption notice period.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 4 CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2020, follows:

	Balance at December 31, 2019	Additions	Retirements	Balance at December 31, 2020
Business-Type Activities:				
Capital Assets, Not Being Depreciated:				
HOA Furniture and Fixtures	\$ 6,532	\$ -	\$ -	\$ 6,532
Total Capital Assets, Not Being Depreciated	6,532	-	-	6,532
Capital Assets, Being Depreciated:				
Community Center and Pool	1,368,072	-	-	1,368,072
HOA Equipment	63,801	-	-	63,801
Total Capital Assets, Being Depreciated	1,431,873	-	-	1,431,873
Less Accumulated Depreciation for:				
Community Center and Pool	(869,950)	(54,723)	-	(924,673)
HOA Equipment	(39,256)	(4,053)	-	(43,309)
Total Accumulated Depreciation	(909,207)	(58,776)	-	(967,982)
Business-Type Activities Capital Assets, Net	<u>\$ 529,198</u>	<u>\$ (58,776)</u>	<u>\$ -</u>	<u>\$ 470,423</u>

All improvements, other than the Community Center and pool, have been dedicated to the Town of Parker, Parker Water and Sanitation District, and/or the HOA. When the property is dedicated, the District removes the cost of construction from capital assets. The District anticipates costs, if any, associated with the warranty will be insignificant.

On January 1, 2004, Canterbury Crossing Metropolitan District (CCMD), a separate and distinct quasi-municipal corporation and political subdivision of the State of Colorado, transferred the Community Center and pool to the District for ownership. The Community Center and pool are maintained and managed by the HOA. The District will retain ownership and depreciate the Community Center and pool until they are later dedicated to the HOA.

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 5 LONG-TERM OBLIGATIONS

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2020:

	Balance December 31, 2019	Additions	Deletions	Balance December 31, 2020	Due Within One Year
Refunding Tax Free					
2018 Bonds	\$ 8,765,000	\$ -	\$ 270,000	\$ 8,495,000	\$ 285,000
Bond Premium	765,669	-	71,558	694,111	-
Total Long-Term Obligations	<u>\$ 9,530,669</u>	<u>\$ -</u>	<u>\$ 341,558</u>	<u>\$ 9,189,111</u>	<u>\$ 285,000</u>

Series 2018 Bonds

On October 10, 2018, the District issued \$9,255,000 in General Obligation Refunding Bonds Series 2018. Bonds in the amount of \$7,085,000 bear interest at 5.00% per annum and mature on December 1, 2034. Bonds in the amount of \$2,170,000 bear interest at 3.750% and mature on December 1, 2037. The Series 2018 bonds are payable semiannually on June 1 and December 1 of each year commencing December 1, 2018. They are subject to optional and mandatory sinking fund redemption prior to maturity. Proceeds from the sale of the Bonds were used for the purposes of refunding the 2013 Loan and paying costs incidental to the issuance of the Bonds and the refunding of the 2013 Loan.

The Series 2018 Bonds are secured by the District's covenant to impose and ad valorem tax to pay the Series 2018 Bonds, without limitation of rate and in amount sufficient to pay the Series 2018 Bonds when due.

The 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, 2028, and on any date thereafter, upon payment of par plus accrued interest to the redemption date (with no redemption premium).

The District's long-term obligations will mature as follows:

<u>For Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 285,000	\$ 397,625	\$ 682,625
2022	315,000	383,375	698,375
2023	330,000	367,625	697,625
2024	360,000	351,125	711,125
2025	375,000	333,125	708,125
2026-2030	2,275,000	1,356,625	3,631,625
2031-2035	3,070,000	714,375	3,784,375
2036-2037	1,485,000	84,000	1,569,000
Total	<u>\$ 8,495,000</u>	<u>\$ 3,987,875</u>	<u>\$ 12,482,875</u>

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt

On November 7, 2000, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$26,000,000 at an interest rate not to exceed 12% per annum. At December 31, 2020, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Amount Authorized on November 7, 2000	Authorization Used			Authorized But Unissued
		Series 2002 and 2005 Bonds	2008 Loan	2013 Loan	
Streets and Safety Protection	\$ 7,047,000	\$ 7,014,075	\$ 32,925	\$ -	\$ -
Parks and Recreation	1,553,000	1,418,850	134,150	-	-
Water Supply	1,445,000	1,205,780	239,220	-	-
Sanitary Sewer and Storm Drainage	2,955,000	1,711,295	1,243,705	-	-
Debt Refunding	13,000,000	-	195,000	-	9,255,000
Total	<u>\$ 26,000,000</u>	<u>\$ 11,350,000</u>	<u>\$ 1,845,000</u>	<u>\$ -</u>	<u>\$ 3,550,000</u>

According to the Modified Service Plan, the District is limited to issuing \$13,000,000 in debt (except for bonds issued for refunding purposes). The Modified Service Plan limits the District's debt service mill levy to 35 mills, provided, however, such mill levy may be adjusted for changes in the methodology for determining valuation of taxable property, for so long as the ratio of the District's debt to assessed valuation exceeds 50% reduced by the number of mills necessary to pay unlimited mill levy general obligation debt, if any, and any amount necessary to pay operation and maintenance expenses. The debt service mill levy imposed by the District in 2019 for collection in 2020 was 30.000 mills.

In the future, the District may issue a portion of all of the remaining authorized, but unissued general obligation debt for the purpose of providing public improvements, to support development as it occurs within the District's service area; however, as of the date of this audit, the amount and timing of any debt issuance is not determinable.

NOTE 6 NET POSITION

The District has 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, 2020, the District had a net investment in capital assets of \$470,423.

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 6 NET POSITION (CONTINUED)

Restricted assets include net position that is 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, 2020, as follows:

Restricted Net Position:	
Emergency Reserve	\$ 2,600
Debt Service	535,162
Conservation Trust	35,522
Total Restricted Net Position	<u>\$ 573,284</u>

The District has a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for the repayment of bonds issued for public improvements which were conveyed to other governmental entities and which costs were removed from the District's financial records.

NOTE 7 AGREEMENTS

Management Agreement

On May 21, 2002, the District entered into an Agreement with CCMD and the HOA, whereby the HOA will manage and maintain the operation of the Community Center and pool owned by the District and CCMD (Management Agreement). The Management Agreement was amended on May 15, 2007, to clarify certain administrative functions and responsibilities of the HOA. The District imposes a fee on all users of the Community Center and the pool pursuant to a Resolution adopted on October 15, 2002, as amended. On November 7, 2017, the District adopted a Resolution adopting the Recreation Center Fees and approving the Recreation Center Budget for the 2018 calendar and fiscal year. This resolution replaces all of the prior resolutions regarding Recreation Center Fees. This fee is charged to the residents via the monthly fees that they pay to the HOA. Upon the repayment of the general obligation debt, including any refundings thereof, the District will convey the Community Center and pool over to the HOA.

Intergovernmental Agreement with Parker Properties Metropolitan District

On November 15, 2011, the District entered into an intergovernmental agreement with Parker Properties Metropolitan District #1 (Parker Properties) where they agreed to transfer certain monies available after their dissolution to the District for use in funding the operation and maintenance or capital improvements to the Recreation Center.

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

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 acts of God.

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

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

NOTE 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.

Enterprises, defined as government-owned businesses authorized to issue revenue bonds and receiving less than 10% of annual revenue in grants from all state and local governments combined, are excluded from the provisions of TABOR. The District's management believes a significant portion of its operations qualifies for this exclusion.

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.

On November 7, 2000, the District voters passed an election question to increase property taxes \$500,000 annually, without limitation of rate, to pay the District's operations, maintenance and other expenses. Additionally, the District's electors authorized the District to collect, retain and spend all revenue, other than ad valorem taxes, without regard to any limitation under TABOR.

During this election, the voters of the District also authorized the issuance of \$26,000,000 in debt, of which \$13,000,000 is for debt refunding. Additionally, the voters authorized all revenue used to pay such debt to be collected and spent without regard to any limitations under TABOR.

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 9 TAX, SPENDING AND DEBT LIMITATIONS (CONTINUED)

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

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

SUPPLEMENTARY INFORMATION

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2020**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 783,882	\$ 783,883	\$ 1
Specific Ownership Tax	70,550	67,616	(2,934)
Interest Income	3,000	2,152	(848)
Total Revenues	<u>857,432</u>	<u>853,651</u>	<u>(3,781)</u>
EXPENDITURES			
Paying Agent Fees	5,000	3,500	1,500
County Treasurer's Fee	11,758	11,763	(5)
Bond Interest - Series 2018	411,125	411,125	-
Bond Principal - Series 2018	270,000	270,000	-
Contingency	2,117	-	2,117
Total Expenditures	<u>700,000</u>	<u>696,388</u>	<u>3,612</u>
NET CHANGE IN FUND BALANCE	157,432	157,263	(169)
Fund Balance - Beginning of Year	<u>373,070</u>	<u>377,899</u>	<u>4,829</u>
FUND BALANCE - END OF YEAR	<u>\$ 530,502</u>	<u>\$ 535,162</u>	<u>\$ 4,660</u>

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2020**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
CTF Proceeds	\$ 15,000	\$ 15,284	\$ 284
Total Revenues	<u>15,000</u>	<u>15,284</u>	<u>284</u>
EXPENDITURES			
Conservation Trust Project	42,324	-	42,324
Total Expenditures	<u>42,324</u>	<u>-</u>	<u>42,324</u>
NET CHANGE IN FUND BALANCE	(27,324)	15,284	42,608
Fund Balance - Beginning of Year	<u>27,324</u>	<u>26,010</u>	<u>1,314</u>
FUND BALANCE - END OF YEAR	<u><u>\$ -</u></u>	<u><u>\$ 41,294</u></u>	<u><u>\$ 41,294</u></u>

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
ENTERPRISE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUNDS AVAILABLE –
BUDGET AND ACTUAL (BUDGETARY BASIS)
YEAR ENDED DECEMBER 31, 2020**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
User Fees	\$ 189,300	\$ 185,250	\$ (4,050)
Other Revenue	-	28	28
Total Revenues	189,300	185,278	(4,022)
EXPENDITURES			
Kitchen Supplies	500	-	500
Miscellaneous	1,000	-	1,000
Repairs and Maintenance	12,000	9,598	2,402
Telephone	2,000	2,138	(138)
Water	8,000	7,311	689
Electricity	10,000	7,625	2,375
Gas	5,600	4,191	1,409
Chemicals	13,000	11,555	1,445
Pool Security	9,600	9,090	510
Pool Tags	2,000	-	2,000
Pool Equipment	-	5,551	(5,551)
Management Contract	90,000	88,265	1,735
Pool Enhancements	1,000	-	1,000
License and Permits	100	-	100
Office Supplies	800	-	800
Storm Water	1,400	1,121	279
Payroll	32,300	19,883	12,417
Total Expenditures	189,300	166,328	22,972
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES - BUDGET BASIS	\$ -	18,950	\$ 18,950
ADJUSTMENTS TO RECONCILE BUDGET BASIS TO GAAP BASIS			
Depreciation Expense		(58,776)	
CHANGE IN NET ASSETS		(39,826)	
Net Position - Beginning of Year		542,456	
NET POSITION - END OF YEAR		\$ 502,630	

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2020**

9,255,000 General Obligation Refunding Bonds
Series 2018
Dated October 10, 2018
Principal Due Annually December 1
Interest at 3.75% to 5.00% Payable
Due June 1 and December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 285,000	\$ 397,625	\$ 682,625
2022	315,000	383,375	698,375
2023	330,000	367,625	697,625
2024	360,000	351,125	711,125
2025	375,000	333,125	708,125
2026	410,000	314,375	724,375
2027	430,000	293,875	723,875
2028	450,000	272,375	722,375
2029	475,000	249,875	724,875
2030	510,000	226,125	736,125
2031	540,000	200,625	740,625
2032	580,000	173,625	753,625
2033	610,000	144,625	754,625
2034	655,000	114,125	769,125
2035	685,000	81,375	766,375
2036	730,000	55,688	785,688
2037	755,000	28,312	783,312
	<u>\$ 8,495,000</u>	<u>\$ 3,987,875</u>	<u>\$ 12,482,875</u>

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
 FIVE YEAR SUMMARY OF ASSESSED VALUATION,
 MILL LEVY, AND PROPERTY TAXES COLLECTED
 DECEMBER 31, 2020**

Year Ended December 31,	Assessed Valuation for Current Year Property Tax Levy	Mills Levied for		Total Property Taxes		Percent Collected to Levied
		General	Debt Service	Levied	Collected	
2016	\$ 23,125,450	3.000	35.500	\$ 890,329	\$ 890,115	99.98%
2017	23,122,080	3.000	35.500	890,200	890,201	100.00
2018	24,118,780	3.000	35.500	928,573	928,574	100.00
2019	24,119,470	3.000	35.500	928,601	928,601	100.00
2020	26,129,400	3.000	30.000	862,270	862,271	100.00
Estimated for calendar year ending December 31, 2021	\$ 26,218,000	3.000	30.000	\$ 865,194		

Note:

Property taxes collected in any one year include collection of delinquent property taxes levied in prior years.

CANTERBERRY CROSSING METROPOLITAN DISTRICT II

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2021

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
SUMMARY
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

1/5/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ 203,907	\$ 469,467	\$ 684,090
REVENUES			
Property taxes	928,601	862,270	865,194
Specific ownership tax	93,139	66,000	69,215
Interest income	2,595	2,510	1,000
CTF proceeds	16,686	15,000	15,000
Other revenue	29	16	-
User fees	179,068	189,300	188,800
Total revenues	<u>1,220,118</u>	<u>1,135,096</u>	<u>1,139,209</u>
Total funds available	<u>1,424,025</u>	<u>1,604,563</u>	<u>1,823,299</u>
EXPENDITURES			
General Fund	72,714	71,190	87,000
Debt Service Fund	705,034	697,883	705,000
Capital Projects Fund	-	-	56,010
Enterprise Fund	176,810	151,400	188,800
Total expenditures	<u>954,558</u>	<u>920,473</u>	<u>1,036,810</u>
Total expenditures and transfers out requiring appropriation	<u>954,558</u>	<u>920,473</u>	<u>1,036,810</u>
ENDING FUND BALANCES	<u>\$ 469,467</u>	<u>\$ 684,090</u>	<u>\$ 786,489</u>
EMERGENCY RESERVE	\$ 2,400	\$ 2,600	\$ 2,600
CONSERVATION TRUST FUND RESERVE	20,238	35,238	-
UNASSIGNED	5,772	5,772	-
ENTERPRISE FUND RESERVE 2	23,524	61,440	61,440
TOTAL RESERVE	<u>\$ 51,934</u>	<u>\$ 105,050</u>	<u>\$ 64,040</u>

No assurance provided. See summary of significant assumptions.

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
PROPERTY TAX SUMMARY INFORMATION
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,

1/5/21

ACTUAL	ESTIMATED	BUDGET
2019	2020	2021

ASSESSED VALUATION

Residential	\$ 24,009,320	\$ 26,094,350	\$ 26,094,350
Commercial	250	250	250
State assessed	109,900	34,800	123,400
Certified Assessed Value	\$ 24,119,470	\$ 26,129,400	\$ 26,218,000

MILL LEVY

General	3.000	3.000	3.000
Debt Service	35.500	30.000	30.000
Total mill levy	38.500	33.000	33.000

PROPERTY TAXES

General	\$ 72,358	\$ 78,388	\$ 78,654
Debt Service	856,241	783,882	786,540
Levied property taxes	928,599	862,270	865,194
Adjustments to actual/rounding	2	-	-
Budgeted property taxes	\$ 928,601	\$ 862,270	\$ 865,194

BUDGETED PROPERTY TAXES

General	\$ 72,359	\$ 78,388	\$ 78,654
Debt Service	856,242	783,882	786,540
	\$ 928,601	\$ 862,270	\$ 865,194

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
GENERAL FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

1/5/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 35,114	\$ 42,034	\$ 55,242
REVENUES			
Property taxes	72,359	78,388	78,654
Specific ownership tax	7,258	6,000	6,292
Interest income	17	10	-
Total revenues	<u>79,634</u>	<u>84,398</u>	<u>84,946</u>
Total funds available	<u>114,748</u>	<u>126,432</u>	<u>140,188</u>
EXPENDITURES			
General and administrative			
Accounting	22,345	26,000	26,000
Auditing	4,500	5,000	5,000
County Treasurer's fee	1,086	1,176	1,180
Directors' fees	600	600	1,000
Dues and licenses	509	513	600
Insurance and bonds	13,007	12,483	13,500
District management	18,803	10,000	20,000
Legal services	11,005	10,000	15,000
Miscellaneous	813	1,000	1,000
Payroll taxes	46	46	75
Election expense	-	4,372	-
Contingency	-	-	3,645
Total expenditures	<u>72,714</u>	<u>71,190</u>	<u>87,000</u>
Total expenditures and transfers out requiring appropriation	<u>72,714</u>	<u>71,190</u>	<u>87,000</u>
ENDING FUND BALANCE	<u>\$ 42,034</u>	<u>\$ 55,242</u>	<u>\$ 53,188</u>
EMERGENCY RESERVE	<u>\$ 2,400</u>	<u>\$ 2,600</u>	<u>\$ 2,600</u>
TOTAL RESERVE	<u><u>\$ 2,400</u></u>	<u><u>\$ 2,600</u></u>	<u><u>\$ 2,600</u></u>

No assurance provided. See summary of significant assumptions.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
DEBT SERVICE FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

1/5/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 138,232	\$ 377,899	\$ 526,398
REVENUES			
Property taxes	856,242	783,882	786,540
Specific ownership tax	85,881	60,000	62,923
Interest income	2,578	2,500	1,000
Total revenues	<u>944,701</u>	<u>846,382</u>	<u>850,463</u>
Total funds available	<u>1,082,933</u>	<u>1,224,281</u>	<u>1,376,861</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	12,847	11,758	11,798
Contingency	-	-	5,577
Debt Service			
Paying agent fees	3,500	5,000	5,000
Bond issue costs	20,312	-	-
Bond interest - Series 2018	423,375	411,125	397,625
Bond principal - Series 2018	245,000	270,000	285,000
Total expenditures	<u>705,034</u>	<u>697,883</u>	<u>705,000</u>
Total expenditures and transfers out requiring appropriation	<u>705,034</u>	<u>697,883</u>	<u>705,000</u>
ENDING FUND BALANCE	<u>\$ 377,899</u>	<u>\$ 526,398</u>	<u>\$ 671,861</u>

No assurance provided. See summary of significant assumptions.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
 CAPITAL PROJECTS FUND
 2021 BUDGET
 WITH 2019 ACTUAL AND 2020 ESTIMATED
 For the Years Ended and Ending December 31,**

1/5/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 9,324	\$ 26,010	\$ 41,010
REVENUES			
CTF proceeds	16,686	15,000	15,000
Total revenues	<u>16,686</u>	<u>15,000</u>	<u>15,000</u>
Total funds available	<u>26,010</u>	<u>41,010</u>	<u>56,010</u>
EXPENDITURES			
Conservation Trust Project	-	-	56,010
Total expenditures	<u>-</u>	<u>-</u>	<u>56,010</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>56,010</u>
ENDING FUND BALANCE	<u>\$ 26,010</u>	<u>\$ 41,010</u>	<u>\$ -</u>
CONSERVATION TRUST FUND RESERVE	\$ 20,238	\$ 35,238	\$ -
UNASSIGNED	5,772	5,772	-
TOTAL RESERVE	<u>\$ 26,010</u>	<u>\$ 41,010</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
ENTERPRISE FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,

1/5/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUNDS AVAILABLE	\$ 21,237	\$ 23,524	\$ 61,440
REVENUES			
Other revenue	29	16	-
User Fees	179,068	189,300	188,800
Total revenues	<u>179,097</u>	<u>189,316</u>	<u>188,800</u>
Total funds available	<u>200,334</u>	<u>212,840</u>	<u>250,240</u>
EXPENDITURES			
Operations and maintenance			
Chemicals	12,928	10,000	13,000
Electricity	9,869	10,000	10,000
Gas	6,052	1,000	5,600
Kitchen supplies	-	500	500
License and Permits	-	100	100
Management contract	81,050	90,000	90,000
Miscellaneous	3,558	1,000	1,000
Office supplies	-	800	800
Payroll	31,657	5,000	31,600
Pool enhancements	-	1,000	1,000
Pool Security	9,619	9,600	9,600
Pool tags	1,634	2,000	2,000
Repairs and maintenance	11,631	12,000	12,000
Storm Water	1,208	1,400	1,400
Telephone	1,927	2,000	2,200
Water	5,677	5,000	8,000
Total expenditures	<u>176,810</u>	<u>151,400</u>	<u>188,800</u>
Total expenditures and transfers out requiring appropriation	<u>176,810</u>	<u>151,400</u>	<u>188,800</u>
ENDING FUNDS AVAILABLE	<u>\$ 23,524</u>	<u>\$ 61,440</u>	<u>\$ 61,440</u>

No assurance provided. See summary of significant assumptions.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The Canterbury Crossing Metropolitan District II (District), a quasi-municipal corporation located entirely in the Town of Parker, Douglas County, Colorado, was organized on January 9, 2001 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District was established to provide for construction and financing of street, safety control, water, sanitation and park and recreation facilities and improvements. The street and safety improvements were dedicated to and are being maintained by the Town of Parker. Water and sanitation improvements were dedicated to and are being maintained by Parker Water and Sanitation District. Other improvements were dedicated to and are being maintained by the Villages at Parker Master Association, d/b/a Canterbury Crossing Master Homeowners Association.

On November 7, 2000, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$26,000,000. According to the modified Service Plan, the District is limited to issuing \$13,000,000 in debt (except for bonds issued for refunding purposes) with a maximum debt service mill levy of 35.000 mills as adjusted for changes in the method of calculating assessed valuation.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenue

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.

The District adopted an operations mill levy of 3.000 and a debt service mill levy of 30.000, for a total of 33.000 mills.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues – (continued)

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The forecast assumes the District's share will be equal to approximately 8% of the property taxes collected by the District.

Interest

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 0.25%.

Users Fees

The District has budgeted \$188,800 in user fees to be collected from users of the pool at the community center.

Conservation Trust (Lottery Proceeds)

The District receives revenue from the State Lottery on a per capita basis ratio. The revenue is restricted for recreation purposes under State statutes.

Expenditures

Administrative and Operating Expenses

Administrative and operating expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, and other administrative expenses.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.5% of property tax collections.

Capital Projects

The District anticipates capital expenditures for eligible Conservation Trust Fund projects as outlined on the Capital Projects Fund page of the Budget.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

Series 2018 Bonds

On October 10, 2018 the District issued \$9,255,000 in General Obligation Refunding Bonds Series 2018. The Series 2018 bonds bear per annum interest at 5.00%, payable semiannually on June 1 and December 1 of each year commencing December 1, 2018. The Bonds are scheduled to mature in 2034. They are subject to optional and mandatory sinking fund redemption prior to maturity. The Bonds are subject to redemption prior to maturity on December 1, 2028 with no redemption premium. Proceeds from the sale of the Bonds were used for the purposes of refunding the 2013 Loan and paying costs incidental to the issuance of the Bonds and the refunding of the 2013 Loan. The District's current debt service schedule is attached.

The District has no operating or capital leases.

	Balance at December 31, 2019	Additions	Reductions	Balance at December 31, 2020
Refunding Tax Free				
2018 Bonds	\$ 8,765,000	\$ -	\$ 270,000	\$ 8,495,000
Bond Premium	765,669	-	71,558	694,111
Total	<u>\$ 9,530,669</u>	<u>\$ -</u>	<u>\$ 341,558</u>	<u>\$ 9,189,111</u>

	Balance at December 31, 2020	Additions	Reductions	Balance at December 31, 2021
Refunding Tax Free				
2018 Bonds	\$ 8,495,000	\$ -	\$ 285,000	\$ 8,210,000
Bond Premium	694,111	-	69,209	624,902
Total	<u>\$ 9,189,111</u>	<u>\$ -</u>	<u>\$ 354,209</u>	<u>\$ 8,834,902</u>

Reserve Funds

Emergency Reserve

The District has provided for an emergency reserve equal to at least 3% of the fiscal year spending for 2021, as defined under TABOR.

This information is an integral part of the accompanying forecasted budget.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$9,255,000 General Obligation Refunding Bonds

Series 2018

Dated October 10, 2018

Principal due December 1

Interest Rate 5.00% Payable

June 1 and December 1

Year Ended December 31,	Principal	Interest	Total
2021	\$ 285,000	\$ 397,625	\$ 682,625
2022	315,000	383,375	698,375
2023	330,000	367,625	697,625
2024	360,000	351,125	711,125
2025	375,000	333,125	708,125
2026	410,000	314,375	724,375
2027	430,000	293,875	723,875
2028	450,000	272,375	722,375
2029	475,000	249,875	724,875
2030	510,000	226,125	736,125
2031	540,000	200,625	740,625
2032	580,000	173,625	753,625
2033	610,000	144,625	754,625
2034	655,000	114,125	769,125
2035	685,000	81,375	766,375
2036	730,000	55,688	785,688
2037	755,000	28,312	783,312
	<u>\$ 8,495,000</u>	<u>\$ 3,987,875</u>	<u>\$ 12,482,875</u>

No assurance provided. See summary of significant assumptions.