

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

August 29, 2024

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

Re: Canterberry Crossing Metropolitan District II 2023 Annual Report

Dear Ms. Kivela:

Pursuant to Section 32-1-207(3)(c), C.R.S., and the Service Plan for Canterberry Crossing Metropolitan 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 2023:

- (a) A narrative summary of the progress of the District in implementing its Service Plan for the report year / Conveyances or dedications of facilities or improvements, constructed by the District, to the Town: 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 2023 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 2023 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 the amount of outstanding indebtedness, the amount and terms of any new District indebtedness or long-term obligations issued in the report year, the amount of payment or retirement of existing indebtedness of the District in the report year, the total assessed valuation of all taxable properties within the District as of January 1 of the report year, and the current mill levy of the District pledged to debt retirement in the report year:

This information can be found within the 2023 Audit enclosed.

- (e) The District's budget for the calendar year in which the annual report is submitted: The District's 2024 Budget is enclosed.
- (f) A summary of residential and commercial development in the District for the report year / Status of the District's construction of public improvements: The District is a completely built-out residential community; therefore, there was no residential nor commercial development within the District for report year 2023.

- (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 \$700 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 and managed by the HOA.
- (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	5/2027
Vacant		5/2027
Sarah Lewis	Assistant Secretary	5/2025
Vacant		5/2027
Vacant		5/2025

The District Manager is: Krista Baptist, CliftonLarsonAllen, LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, CO 80111-4974; Telephone: (303) 779-5710.

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

- (j) Boundary changes made: No boundary changes were made in 2023.
- (k) Intergovernmental Agreements entered into or terminated: The District did not enter into or terminate any Intergovernmental Agreements during 2023.
- (l) Access information to obtain a copy of rules and regulations adopted: The District has not adopted any rules and regulations as of December 31, 2023. In the event the District adopts rules and regulations in the future, they may be accessed at the offices of CliftonLarsonAllen, LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, CO 80111, or on the District’s website: <https://www.canterberrycrossingmdtwo.com/>.
- (m) Summary of litigation involving the District’s public improvements: To our knowledge, the District was not involved in any litigation during 2023.
- (n) Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any debt instrument: To our knowledge, there were no uncured events of default by the District which continued beyond a ninety (90) day period.

- (o) Any inability of the District to pay its obligations as they come due in accordance with the terms of such obligations, which continues beyond a ninety (90) day period: To our knowledge, the District has been able to pay its obligations as they come due.

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

Sincerely,

Krista Baptist

Krista Baptist
District Manager
CliftonLarsonAllen, LLP

CANTERBERRY CROSSING METROPOLITAN DISTRICT II

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2024

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/23/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 894,006	\$ 1,104,422	\$ 1,368,862
REVENUES			
Property taxes	897,750	875,015	843,428
Specific ownership taxes	79,388	78,000	75,909
Conservation Trust Fund proceeds	15,750	22,000	23,000
Interest income	19,612	63,300	52,800
Other revenue	10	-	-
User Fees	192,991	233,408	256,717
Total revenues	<u>1,205,501</u>	<u>1,271,723</u>	<u>1,251,854</u>
Total funds available	<u>2,099,507</u>	<u>2,376,145</u>	<u>2,620,716</u>
EXPENDITURES			
General Fund	68,624	75,789	100,000
Debt Service Fund	714,124	714,557	740,000
Capital Projects Fund	-	-	125,009
Enterprise Fund	212,337	216,937	256,717
Total expenditures	<u>995,085</u>	<u>1,007,283</u>	<u>1,221,726</u>
Total expenditures and transfers out requiring appropriation	<u>995,085</u>	<u>1,007,283</u>	<u>1,221,726</u>
ENDING FUND BALANCES	<u>\$ 1,104,422</u>	<u>\$ 1,368,862</u>	<u>\$ 1,398,990</u>
EMERGENCY RESERVE	\$ 2,700	\$ 2,800	\$ 3,200
AVAILABLE FOR OPERATIONS	109,894	125,552	131,435
TOTAL RESERVE	<u>\$ 112,594</u>	<u>\$ 128,352</u>	<u>\$ 134,635</u>

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/23/24

ACTUAL	ESTIMATED	BUDGET
2022	2023	2024

ASSESSED VALUATION

Residential	\$ 27,072,460	\$ 26,315,150	\$ 35,404,660
Commercial	250	250	420
State assessed	131,800	200,200	1,900
Personal property	-	-	331,500
Certified Assessed Value	\$ 27,204,510	\$ 26,515,600	\$ 35,738,480

MILL LEVY

General	3.000	3.000	2.600
Debt Service	30.000	30.000	21.000
Total mill levy	33.000	33.000	23.600

PROPERTY TAXES

General	\$ 81,614	\$ 79,547	\$ 92,920
Debt Service	816,135	795,468	750,508
Levied property taxes	897,749	875,015	843,428
Adjustments to actual/rounding	1	-	-
Budgeted property taxes	\$ 897,750	\$ 875,015	\$ 843,428

BUDGETED PROPERTY TAXES

General	\$ 81,614	\$ 79,547	\$ 92,920
Debt Service	816,136	795,468	750,508
	\$ 897,750	\$ 875,015	\$ 843,428

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/23/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 91,795	\$ 112,594	\$ 128,352
REVENUES			
Property taxes	81,614	79,547	92,920
Specific ownership taxes	7,217	7,000	8,363
Interest income	592	5,000	5,000
Total revenues	<u>89,423</u>	<u>91,547</u>	<u>106,283</u>
Total funds available	<u>181,218</u>	<u>204,141</u>	<u>234,635</u>
EXPENDITURES			
General and administrative			
Accounting	21,474	26,000	26,000
Auditing	5,200	5,500	6,100
County Treasurer's fee	1,225	1,193	1,394
Directors' fees	800	800	1,000
Dues and membership	348	347	400
Insurance	10,920	12,379	14,000
District management	8,165	10,000	15,000
Legal	14,691	16,000	20,000
Miscellaneous	1,457	1,000	1,000
Payroll taxes	46	61	77
Election	4,298	2,509	-
Contingency	-	-	15,029
Total expenditures	<u>68,624</u>	<u>75,789</u>	<u>100,000</u>
Total expenditures and transfers out requiring appropriation	<u>68,624</u>	<u>75,789</u>	<u>100,000</u>
ENDING FUND BALANCES	<u>\$ 112,594</u>	<u>\$ 128,352</u>	<u>\$ 134,635</u>
EMERGENCY RESERVE	\$ 2,700	\$ 2,800	\$ 3,200
AVAILABLE FOR OPERATIONS	109,894	125,552	131,435
TOTAL RESERVE	<u>\$ 112,594</u>	<u>\$ 128,352</u>	<u>\$ 134,635</u>

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
DEBT SERVICE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/23/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 700,032	\$ 893,235	\$ 1,100,946
REVENUES			
Property taxes	816,136	795,468	750,508
Specific ownership taxes	72,171	71,000	67,546
Interest income	19,020	55,800	45,900
Total revenues	907,327	922,268	863,954
Total funds available	1,607,359	1,815,503	1,964,900
EXPENDITURES			
General and administrative			
County Treasurer's fee	12,249	11,932	11,258
Paying agent fees	3,500	5,000	5,000
Contingency	-	-	12,617
Debt Service			
Bond interest	383,375	367,625	351,125
Bond principal	315,000	330,000	360,000
Total expenditures	714,124	714,557	740,000
Total expenditures and transfers out requiring appropriation	714,124	714,557	740,000
ENDING FUND BALANCES	\$ 893,235	\$ 1,100,946	\$ 1,224,900

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
CAPITAL PROJECTS FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/23/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 59,859	\$ 75,609	\$ 100,109
REVENUES			
Conservation Trust Fund proceeds	15,750	22,000	23,000
Interest income	-	2,500	1,900
Total revenues	<u>15,750</u>	<u>24,500</u>	<u>24,900</u>
Total funds available	<u>75,609</u>	<u>100,109</u>	<u>125,009</u>
EXPENDITURES			
General and Administrative			
CTF Project	-	-	125,009
Total expenditures	<u>-</u>	<u>-</u>	<u>125,009</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>125,009</u>
ENDING FUND BALANCES	<u>\$ 75,609</u>	<u>\$ 100,109</u>	<u>\$ -</u>

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
ENTERPRISE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/23/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUNDS AVAILABLE	\$ 42,320	\$ 22,984	\$ 39,455
REVENUES			
Other revenue	10	-	-
User Fees	192,991	233,408	256,717
Total revenues	<u>193,001</u>	<u>233,408</u>	<u>256,717</u>
Total funds available	<u>235,321</u>	<u>256,392</u>	<u>296,172</u>
EXPENDITURES			
Operations and maintenance			
Miscellaneous	186	-	367
Repairs and maintenance	11,078	14,060	12,000
Telephone	2,224	2,215	2,400
Water	8,883	6,108	8,000
Electricity	7,859	7,860	10,000
Gas	9,229	7,953	12,000
Kitchen Supplies	-	240	800
License and Permits	-	-	100
Office Supplies	-	-	800
Chemicals	22,801	21,202	22,000
Pool Equipment	3,943	619	1,000
Pool Security	1,102	4,209	7,200
Management Contract	98,450	103,000	125,000
Pool Enhancements	-	605	1,650
Pool Tags	-	2,785	4,000
Payroll	45,398	44,807	48,000
Storm Water	1,184	1,275	1,400
Total expenditures	<u>212,337</u>	<u>216,937</u>	<u>256,717</u>
Total expenditures and transfers out requiring appropriation	<u>212,337</u>	<u>216,937</u>	<u>256,717</u>
ENDING FUNDS AVAILABLE	<u>\$ 22,984</u>	<u>\$ 39,455</u>	<u>\$ 39,455</u>

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
2024 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 Village of Parker Master Association Inc. d/b/a Canterbury Crossing Master Association (the "Master 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 calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenue (Continued)

Property Taxes (Continued)

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

Category	Rate		Category	Rate		Actual Value Reduction	Amount
Single-Family Residential	6.70%		Agricultural Land	26.40%		Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%		Multi-Family Residential	\$55,000
Commercial	27.90%		Vacant Land	27.90%		Commercial	\$30,000
Industrial	27.90%		Personal Property	27.90%		Industrial	\$30,000
Lodging	27.90%		State Assessed	27.90%		Lodging	\$30,000
			Oil & Gas Production	87.50%			

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 9% 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 4%.

Users Fees

The District has budgeted \$234,200 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.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures (Continued)

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.

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 2037. 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, 2022	Additions	Reductions	Balance at December 31, 2023
Refunding Tax Free 2018 Bonds	\$ 7,895,000	\$ -	\$ 330,000	\$ 7,565,000
Bond Premium	558,174	-	63,987	494,187
Total	<u>\$ 8,453,174</u>	<u>\$ -</u>	<u>\$ 393,987</u>	<u>\$ 8,059,187</u>

	Balance at December 31, 2023	Additions	Reductions	Balance at December 31, 2024
Refunding Tax Free 2018 Bonds	\$ 7,565,000	\$ -	\$ 360,000	\$ 7,205,000
Bond Premium	494,187	-	61,115	433,072
Total	<u>\$ 8,059,187</u>	<u>\$ -</u>	<u>\$ 421,115</u>	<u>\$ 7,638,072</u>

Reserve Funds

Emergency Reserve

The District has provided for an emergency reserve equal to at least 3% of the fiscal year spending for 2024, 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
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>\$ 7,565,000</u>	<u>\$ 2,839,250</u>	<u>\$ 10,404,250</u>

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

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2023

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
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Independent Auditors' Report

Board of Directors
Canterberry Crossing Metropolitan District II
Douglas County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities and each major fund, and the aggregate remaining fund information of the Canterbury Crossing Metropolitan District II (the "District") as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and each major fund of the Canterbury Crossing Metropolitan District II as of December 31, 2023, 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.

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 Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

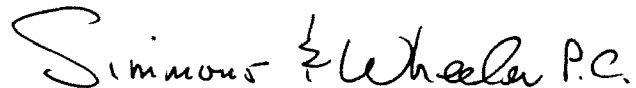
We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

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

Supplementary Information

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

A handwritten signature in black ink that reads "Simmons & Wheeler P.C." The signature is written in a cursive, flowing style.

Englewood, CO
May 21, 2024

BASIC FINANCIAL STATEMENTS

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
STATEMENT OF NET POSITION
DECEMBER 31, 2023

	Primary Government		
	Governmental Activities	Business- Type Activities	Total
ASSETS			
Cash and Investments	\$ 136,532	\$ 29,481	\$ 166,013
Cash and Investments - Restricted	1,204,356	-	1,204,356
Accounts Receivable	5,174	-	5,174
Receivable - County Treasurer	5,248	-	5,248
Property Taxes Receivable	843,428	-	843,428
Community Center, Pool and Equipment	-	294,095	294,095
Total Assets	<u>2,194,738</u>	<u>323,576</u>	<u>2,518,314</u>
LIABILITIES			
Accounts Payable	2,856	293	3,149
Bond Interest Payable	29,260	-	29,260
Noncurrent Liabilities:			
Due Within One Year	360,000	-	360,000
Due in More Than One Year	7,699,187	-	7,699,187
Total Liabilities	<u>8,091,303</u>	<u>293</u>	<u>8,091,596</u>
DEFERRED INFLOWS OF RESOURCES			
Property Tax Revenue	843,428	-	843,428
Total Deferred Inflows of Resources	<u>843,428</u>	<u>-</u>	<u>843,428</u>
NET POSITION			
Net Investment in Capital Assets	-	294,095	294,095
Restricted for:			
Emergency Reserve	2,800	-	2,800
Debt Service	1,085,301	-	1,085,301
Capital Projects	5,773	-	5,773
Conservation Trust	91,167	-	91,167
Unrestricted	<u>(7,925,034)</u>	<u>29,188</u>	<u>(7,895,846)</u>
Total Net Position	<u>\$ (6,739,993)</u>	<u>\$ 323,283</u>	<u>\$ (6,416,710)</u>

See accompanying Notes to Basic Financial Statements.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2023**

	Program Revenues			Net Revenues (Expenses) and Changes Net Position			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
FUNCTIONS/PROGRAMS							
Primary Government:							
Governmental Activities:							
General Government	\$ 68,905	\$ -	\$ -	\$ 17,766	\$ (51,139)	\$ -	\$ (51,139)
Interest and Related Costs on Long-Term Debt	317,700	-	-	-	(317,700)	-	(317,700)
Total Governmental Activities	<u>\$ 386,605</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 17,766</u>	(368,839)	-	(368,839)
Business-Type Activities:							
Community Center and Pool	\$ 275,713	\$ 233,408	\$ -	\$ -	-	(42,305)	(42,305)
Total Business-Type Activities	<u>\$ 275,713</u>	<u>\$ 233,408</u>	<u>\$ -</u>	<u>\$ -</u>	-	(42,305)	(42,305)
GENERAL REVENUES							
Property Taxes					875,016	-	875,016
Specific Ownership Taxes					81,144	-	81,144
Net Investment Income					75,057	-	75,057
Total General Revenues					<u>1,031,217</u>	-	<u>1,031,217</u>
CHANGE IN NET POSITION							
Net Position - Beginning of Year					(7,402,371)	365,588	(7,036,783)
NET POSITION - END OF YEAR					<u>\$ (6,739,993)</u>	<u>\$ 323,283</u>	<u>\$ (6,416,710)</u>

See accompanying Notes to Basic Financial Statements.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2023**

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 136,532	\$ -	\$ -	\$ 136,532
Cash - Restricted	2,800	1,109,790	91,766	1,204,356
Accounts Receivable	-	-	5,174	5,174
Receivable - County Treasurer	477	4,771	-	5,248
Property Taxes Receivable	92,920	750,508	-	843,428
Total Assets	\$ 232,729	\$ 1,865,069	\$ 96,940	\$ 2,194,738
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	\$ 2,856	\$ -	\$ -	\$ 2,856
Total Liabilities	2,856	-	-	2,856
DEFERRED INFLOWS OF RESOURCES				
Property Tax Revenue	92,920	750,508	-	843,428
Total Deferred Inflows of Resources	92,920	750,508	-	843,428
FUND BALANCES				
Restricted for:				
Emergencies (TABOR)	2,800	-	-	2,800
Debt Service	-	1,114,561	-	1,114,561
Conservation Trust	-	-	91,167	91,167
Assigned to:				
Capital Projects	-	-	5,773	5,773
Unassigned	134,153	-	-	134,153
Total Fund Balances	136,953	1,114,561	96,940	1,348,454
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 232,729	\$ 1,865,069	\$ 96,940	
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				(7,565,000)
Bond Premium Payable				(494,187)
Accrued Bond Interest Payable				(29,260)
Net Position of Governmental Activities				\$ (6,739,993)

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, 2023**

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property Taxes	\$ 79,547	\$ 795,469	\$ -	\$ 875,016
Specific Ownership Taxes	7,377	73,767	-	81,144
Interest Income	6,340	65,152	3,565	75,057
Conservation Trust Entitlement	-	-	17,766	17,766
Total Revenues	<u>93,264</u>	<u>934,388</u>	<u>21,331</u>	<u>1,048,983</u>
EXPENDITURES				
Current:				
Accounting	20,908	-	-	20,908
Audit	5,500	-	-	5,500
County Treasurer's Fees	1,194	11,937	-	13,131
Directors' Fees	400	-	-	400
District Management	9,755	-	-	9,755
Dues and Subscriptions	347	-	-	347
Election Expense	2,509	-	-	2,509
Insurance and Bonds	12,379	-	-	12,379
Legal Services	14,898	-	-	14,898
Miscellaneous	954	-	-	954
Payroll Taxes	61	-	-	61
Debt Service:				
Paying Agent Fees	-	3,500	-	3,500
Bond Interest	-	367,625	-	367,625
Bond Principal	-	330,000	-	330,000
Total Expenditures	<u>68,905</u>	<u>713,062</u>	<u>-</u>	<u>781,967</u>
NET CHANGE IN FUND BALANCES	24,359	221,326	21,331	267,016
Fund Balances - Beginning of Year	<u>112,594</u>	<u>893,235</u>	<u>75,609</u>	<u>1,081,438</u>
FUND BALANCES - END OF YEAR	<u>\$ 136,953</u>	<u>\$ 1,114,561</u>	<u>\$ 96,940</u>	<u>\$ 1,348,454</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, 2023**

Net Change in Fund Balances - Governmental Funds \$ 267,016

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 330,000

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 Bond - Change in Liability 1,375
Amortization of Bond Premium 63,987

Change in Net Position of Governmental Activities \$ 662,378

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2023**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 79,547	\$ 79,547	\$ -
Specific Ownership Taxes	7,159	7,377	218
Interest Income	3,300	6,340	3,040
Total Revenues	<u>90,006</u>	<u>93,264</u>	<u>3,258</u>
EXPENDITURES			
Accounting	26,000	20,908	5,092
Auditing	5,500	5,500	-
County Treasurer's Fees	1,193	1,194	(1)
Directors' Fees	1,000	400	600
District Management	15,000	9,755	5,245
Dues and Subscriptions	400	347	53
Election Expense	4,500	2,509	1,991
Insurance and Bonds	12,000	12,379	(379)
Legal Services	20,000	14,898	5,102
Miscellaneous	1,000	954	46
Payroll Taxes	75	61	14
Contingency	13,332	-	13,332
Total Expenditures	<u>100,000</u>	<u>68,905</u>	<u>31,095</u>
NET CHANGE IN FUND BALANCE	(9,994)	24,359	34,353
Fund Balance - Beginning of Year	<u>89,968</u>	<u>112,594</u>	<u>22,626</u>
FUND BALANCE - END OF YEAR	<u>\$ 79,974</u>	<u>\$ 136,953</u>	<u>\$ 56,979</u>

See accompanying Notes to Basic Financial Statements.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
STATEMENT OF NET POSITION –
PROPRIETARY FUNDS
YEAR ENDED DECEMBER 31, 2023**

ASSETS

CURRENT ASSETS

Cash	\$ 29,481
Total Current Assets	29,481

CAPITAL ASSETS, NET

Community Center	279,230
HOA Furniture, Fixtures and Equipment	14,865
Total Capital Assets	294,095

Total Assets	323,576
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LIABILITIES

Accounts Payable	293
Total Liabilities	293

NET POSITION

Net Investment in Capital Assets	294,095
Unrestricted	29,188
Total Net Position	\$ 323,283

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, 2023**

OPERATING REVENUES

HOA Fees	\$ 233,408
Total Operating Revenues	233,408

OPERATING EXPENSES

Chemicals	21,202
Depreciation	58,776
Management Contract	103,000
Pool Security	4,209
Electricity	7,860
Water	6,108
Pool Tags	2,785
Payroll	44,807
Pool Enhancements	619
Gas	7,953
Repairs and Maintenance	14,059
Storm Water	1,275
Telephone	2,215
Kitchen Supplies	240
Landscaping	605
Total Operating Expenses	275,713

OPERATING (LOSS)

(42,305)

Total Net Position - Beginning of Year

365,588

TOTAL NET POSITION - END OF YEAR

\$ 323,283

See accompanying Notes to Basic Financial Statements.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
STATEMENT OF CASH FLOWS –
PROPRIETARY FUNDS
YEAR ENDED DECEMBER 31, 2023**

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from Customers	\$ 233,408
Payments to Suppliers	(216,644)
Net Cash Provided by Operating Activities	16,764

NET INCREASE IN CASH AND CASH EQUIVALENTS

16,764

Cash and Cash Equivalents - Beginning of Year

12,717

CASH AND CASH EQUIVALENTS - END OF YEAR

\$ 29,481

RECONCILIATION OF OPERATING LOSS TO NET

CASH PROVIDED BY

Operating Loss	\$ (42,305)
Adjustments to Reconcile Operating Income to Net Cash Provided by Operating Activities:	
Depreciation Expense	58,776
Increase in Accounts Payable	293
Net Cash Provided by Operating Activities	\$ 16,764

See accompanying Notes to Basic Financial Statements.

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

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 Villages of Parker Master Association, Inc. dba: Canterberry 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, 2023

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 economic 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, 2023

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, 2023**

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, 2023

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Amortization

Original Issue Discount/Premium

In the government-wide financial statements, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses.

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.

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Balance (Continued)

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.

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2023, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash	\$ 166,013
Cash - Restricted	1,204,356
Total Cash	\$ 1,370,369

Cash and investments as of December 31, 2023, consist of the following:

Deposits with Financial Institutions	\$ 48,890
Investments	1,321,479
Total Cash	\$ 1,370,369

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, 2023, the District's cash deposits had a bank balance of \$49,139 and carrying balance of \$48,890.

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.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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

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

- . Obligations of the United States, 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, 2023, 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	<u>\$ 1,321,479</u>

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 currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

CSAFE CASH FUND operates similar to a money market fund, with each share valued at \$1.00. CSAFE CASH FUND may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper, and any security allowed under CRS 24-75-601.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$2.00 transactional share price. CSAFE CORE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

CSAFE (Continued)

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 CASH FUND is rated AAmmf and CSAFE CORE is rated AAf/S1 by Fitch Ratings. 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.

NOTE 4 CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2023, follows:

	Balance at December 31, 2022	Additions	Retirements	Balance at December 31, 2023
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	(1,034,119)	(54,723)	-	(1,088,842)
HOA Equipment	(51,415)	(4,053)	-	(55,468)
Total Accumulated Depreciation	(1,085,534)	(58,776)	-	(1,144,310)
Business-Type Activities Capital Assets, Net	<u>\$ 352,871</u>	<u>\$ (58,776)</u>	<u>\$ -</u>	<u>\$ 294,095</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.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 4 CAPITAL ASSETS (CONTINUED)

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.

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, 2023:

	Balance December 31, 2022	Additions	Deletions	Balance December 31, 2023	Due Within One Year
Refunding Tax Free 2018 Bonds	\$ 7,895,000	\$ -	\$ 330,000	\$ 7,565,000	\$ 360,000
Bond Premium	558,174	-	63,987	494,187	-
Total Long-Term Obligations	<u>\$ 8,453,174</u>	<u>\$ -</u>	<u>\$ 393,987</u>	<u>\$ 8,059,187</u>	<u>\$ 360,000</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 an ad valorem tax to pay the Series 2018 Bonds, without limitation of rate and in an 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).

Unused Lines of Credit

The Series 2018 Bonds do not have any unused lines of credit.

Collateral

No assets have been pledged as collateral on the Series 2018 Bonds.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Events of Default

Events of default occur if the District fails to impose the Required Mill Levy, or to apply the Pledged Revenues as required by the Indenture, and does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Indenture.

Termination Events

The Series 2018 Bonds do not have a termination provision. In the event that there are amounts outstanding after the maturity date, the District must levy the Required Mill Levy until all principal and accrued interest is paid on the bonds.

Acceleration

The Series 2018 Bonds are not subject to acceleration.

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

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
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
2029-2033	2,715,000	994,875	3,709,875
2034-2037	2,825,000	279,500	3,104,500
Total	<u>\$ 7,565,000</u>	<u>\$ 2,839,250</u>	<u>\$ 10,404,250</u>

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, 2023, 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	Series 2018 Bonds	
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	3,550,000
Total	<u>\$ 26,000,000</u>	<u>\$ 11,350,000</u>	<u>\$ 1,845,000</u>	<u>\$ -</u>	<u>\$ 9,255,000</u>	<u>\$ 3,550,000</u>

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt (Continued)

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 2022 for collection in 2023 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, 2023, the District had a net investment in capital assets of \$294,095.

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, 2023, as follows:

Restricted Net Position:	
Emergency Reserve	\$ 2,800
Debt Service	1,085,301
Capital Projects	5,773
Conservation Trust	91,167
Total Restricted Net Position	<u>\$ 1,185,041</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.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

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. On October 24, 2023, the District adopted a Resolution Ratifying Home Owner Fees Set by the Villages at Parker Master Association, Inc, dba: Canterbury Crossing Master Association and Used to Offset Certain Expenses for the Canterbury Crossing Metropolitan District II, Douglas County, Colorado for the 2024 Calendar and Fiscal year (2023 Resolution), pursuant to which the District ratified the HOA's imposition of homeowner recreation fees in the amount of \$99.00 per year for the fiscal year 2024. 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 No. 1

On November 15, 2011, the District entered into an intergovernmental agreement with Parker Properties Metropolitan District No. 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.

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.

CANTERBERRY CROSSING METROPOLITAN DISTRICT II
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

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.

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, 2023**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 795,468	\$ 795,469	\$ 1
Specific Ownership Taxes	71,592	73,767	2,175
Interest Income	38,000	65,152	27,152
Total Revenues	<u>905,060</u>	<u>934,388</u>	<u>29,328</u>
EXPENDITURES			
Paying Agent Fees	5,000	3,500	1,500
County Treasurer's Fees	11,932	11,937	(5)
Bond Interest - Series 2018	367,625	367,625	-
Bond Principal - Series 2018	330,000	330,000	-
Contingency	5,443	-	5,443
Total Expenditures	<u>720,000</u>	<u>713,062</u>	<u>6,938</u>
NET CHANGE IN FUND BALANCE	185,060	221,326	36,266
Fund Balance - Beginning of Year	<u>865,458</u>	<u>893,235</u>	<u>27,777</u>
FUND BALANCE - END OF YEAR	<u>\$ 1,050,518</u>	<u>\$ 1,114,561</u>	<u>\$ 64,043</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, 2023**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Conservation Trust Entitlement	\$ 22,000	\$ 17,766	\$ (4,234)
Interest Income	-	3,565	3,565
Total Revenues	<u>22,000</u>	<u>21,331</u>	<u>(669)</u>
EXPENDITURES			
Conservation Trust Project	101,859	-	101,859
Total Expenditures	<u>101,859</u>	<u>-</u>	<u>101,859</u>
NET CHANGE IN FUND BALANCE	(79,859)	21,331	101,190
Fund Balance - Beginning of Year	<u>79,859</u>	<u>75,609</u>	<u>(4,250)</u>
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ 96,940</u>	<u>\$ 96,940</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, 2023**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
	<u> </u>	<u> </u>	<u> </u>
REVENUES			
HOA Fees	\$ 234,200	\$ 233,408	\$ (792)
Total Revenues	<u>234,200</u>	<u>233,408</u>	<u>(792)</u>
EXPENDITURES			
Chemicals	20,000	21,202	(1,202)
Electricity	10,000	7,860	2,140
Gas	12,000	7,953	4,047
Kitchen Supplies	800	240	560
License and Permits	100	-	100
Management Contract	103,000	103,000	-
Miscellaneous	500	-	500
Office Supplies	800	-	800
Payroll	48,000	44,807	3,193
Pool Equipment	-	619	(619)
Pool Enhancements	4,000	-	4,000
Pool Security	7,200	4,209	2,991
Pool Tags	2,000	2,785	(785)
Repairs and Maintenance	12,000	14,059	(2,059)
Storm Water	1,400	1,275	125
Telephone	2,400	2,215	185
Water	10,000	6,108	3,892
Landscaping	-	605	(605)
Total Expenditures	<u>234,200</u>	<u>216,937</u>	<u>17,263</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES - BUDGET BASIS	<u>\$ -</u>	16,471	<u>\$ 16,471</u>
ADJUSTMENTS TO RECONCILE BUDGET BASIS TO GAAP BASIS			
Depreciation Expense		<u>(58,776)</u>	
CHANGE IN NET ASSETS		(42,305)	
Net Position - Beginning of Year		<u>365,588</u>	
NET POSITION - END OF YEAR		<u>\$ 323,283</u>	

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2023**

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
June 1 and December 1

<u>Year Ending December 31.</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
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
Total	<u>\$ 7,565,000</u>	<u>\$ 2,839,250</u>	<u>\$ 10,404,250</u>

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II
 FIVE YEAR SUMMARY OF ASSESSED VALUATION,
 MILL LEVY, AND PROPERTY TAXES COLLECTED
 DECEMBER 31, 2023**

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	
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
2021	26,218,000	3.000	30.000	865,194	865,195	100.00
2022	27,204,510	3.000	30.000	897,749	897,750	100.00
2023	26,515,600	3.000	30.000	875,015	875,016	100.00
Estimated for Calendar Year Ending December 31, 2024	\$ 35,738,480	2.600	21.000	\$ 843,428		

Note:

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