

## MAHER RANCH METROPOLITAN DISTRICT NO. 4

### 2022 ANNUAL REPORT TO THE TOWN OF CASTLE ROCK

Pursuant to §32-1-207(3)(c), C.R.S., its Service Plan and by Section 11.02.040 of the Castle Rock Municipal Code, the Maher Ranch Metropolitan District No. 4 (the “**District**”) is required to provide an annual report to the Town of Castle Rock (the “**Town**”) with regard to the following matters:

For the year ending December 31, 2022, the Districts make the following report:

#### §32-1-207(3) Statutory Requirements

**1. Boundary changes made.**

*There were no boundary changes in 2022.*

**2. Intergovernmental agreements entered into or terminated with other governmental entities.**

*The District did not enter into or terminate any intergovernmental agreements with other governmental entities in 2022.*

**3. Access information to obtain a copy of rules and regulations adopted by the board.**

*The District did not adopt any rules and regulations in 2022.*

**4. A summary of litigation involving public improvements owned by the District.**

*To our actual knowledge, based on review of the court records in Douglas County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District’s public improvements as of December 31, 2022.*

**5. The status of the construction of public improvements by the District.**

*Public improvements for the development within the District have been completed. The District is in bonded debt repayment mode.*

**6. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality.**

*No public improvements were dedicated or conveyed to the Town in 2022.*

**7. The final assessed valuation of the District as of December 31<sup>st</sup> of the reporting year.**

*The 2022 final assessed valuation as certified by the Douglas County Assessor for the District is \$34,991,860.*

**8. A copy of the current year's budget.**

*A copy of the 2023 Budget is attached hereto as **Exhibit A**.*

**9. A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.**

*The 2022 Audit is attached as **Exhibit A**.*

**10. Notice of any uncured defaults existing for more than ninety (90) days under any Debt instrument of the District.**

*There were no uncured events of default that continued beyond a ninety (90) day period, under any Debt instrument.*

**11. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety (90) day period.**

*The District did not experience any inability to pay its obligations as they came due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.*

**Service Plan Requirements**

**12. A narrative summary of the District's progress in implementing the service plan for the report year.**

*Public improvements for the development within the District have been completed. The District is in bonded debt repayment mode.*

**13. Unless disclosed within a separate schedule to the financial statement, a summary of the capital expenditures incurred by the District in development of public facilities in the report year, as well as any capital improvements or projects proposed to be undertaken in the 5 years following the report year.**

*Capital expenditures relative to the development of public facilities have been completed. The District's ongoing capital expenditures, if any, may be for common area recreation and landscaping enhancements within the District in its discretion. No such expenditures are planned or contemplated.*

- 14. 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 or long-term obligations issued 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.**

*The amount of District indebtedness on December 31, 2022 was \$14,194,000 which is the outstanding principal amount of the District's Series 2016A and 2016B limited tax refunding bonds.*

*The District's 2022 assessed value: \$34,991,860*

*The District's 2022 general operating mill levy: 0.500 for collection in 2023.*

*The District's 2022 debt service mill levy: 32.000 for collection in 2023.*

- 15. A summary of residential and commercial development that has occurred within the District for the report year.**

*Development has been completed within the District.*

- 16. A summary of all fees, charges and assessments imposed by the District as of January 1 of the report year.**

*The District imposed a \$3,000 per lot facility fee due by building permit.*

- 17. Certification of the Board that no action, event, nor condition of Section 11.02.060 (Material Modification of Service Plan) of the Municipal Code has occurred in the report year.**

*Attached as **Exhibit C** is the certification given on behalf of Board of Directors that no action, event or condition enumerated in Section 11.02.060 occurred in 2022.*

- 18. The names, business addresses and phone numbers of all members of the Board and its chief administrative officer and general counsel, together with the date, place and time of regular meetings of the board.**

*At the time of submission of this annual report:*

*Robert Sexton (resident)*

*Mark R. Andrews (resident)*

*Anthony Roberts (resident)*  
*Geoffrey E. Green (resident)*  
*Andrew Beiswanger (resident)*

*General Counsel: White Bear Ankele Tanaka & Waldron, 2154 E. Commons Avenue, Suite 2000, Centennial, CO 80122, (303) 858-1800.*

*Regular meetings are scheduled for the first Wednesday of March and November at 6:30 p.m., Sapphire Pointe Community Center, 7550 Soapstone Way, Castle Rock, Colorado and via teleconference.*

**EXHIBIT A**

2023 Budget

and

2022 Audit

**MAHER RANCH METROPOLITAN DISTRICT NO. 4**  
**2023**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2023 budget for the Maher Ranch Metropolitan District No. 4.

The Maher Ranch Metropolitan District No. 4 has adopted two separate funds, a General Fund to provide for the payment of general operating expenditures and transfers to the Debt Service Fund; and a Debt Service Fund to account for the repayment of principal and interest on the district's outstanding general obligation debt.

The district's accountants have utilized the modified accrual basis of accounting and the budget has been adopted after proper postings, publications, and public hearing.

The primary sources of revenue for the district in 2023 will be tax revenues. The district intends to impose a 32.500 mill levy on property within the district for 2023, of which 0.500 mills will be dedicated to the General Fund and the balance of 32.000 mills will be allocated to the Debt Service Fund.

**Maher Ranch Metropolitan District No. 4**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual 6/30/2022	Estimated <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ 112,815	\$ 73,920	\$ 76,121	\$ 76,121	\$ 33,551
Revenues:					
Property taxes	17,339	18,135	17,581	18,100	17,496
Specific Ownership taxes	1,672	1,364	788	1,600	1,312
Misc	15	-	-	-	-
Interest income	-	10	5	10	10
	<u>19,026</u>	<u>19,509</u>	<u>18,374</u>	<u>19,710</u>	<u>18,818</u>
Total revenues					
	<u>19,026</u>	<u>19,509</u>	<u>18,374</u>	<u>19,710</u>	<u>18,818</u>
Total funds available	<u>131,841</u>	<u>93,429</u>	<u>94,495</u>	<u>95,831</u>	<u>52,369</u>
Expenditures:					
Accounting and audit	4,640	4,000	2,800	4,500	6,000
Audit	4,500	4,500	-	4,500	4,500
Directors' fees	-	500	-	500	-
Insurance	3,441	4,100	3,408	3,408	4,100
Election	-	5,000	3,084	4,000	13,000
Legal - general	7,858	13,000	4,576	10,000	13,000
Miscellaneous	20	500	81	100	500
Treasury Fees	261	272	264	272	262
Transfer to DS	35,000	35,000	-	35,000	9,766
Contingency	-	24,551	-	-	-
Emergency reserve (3%)	-	2,006	-	-	1,241
	<u>55,720</u>	<u>93,429</u>	<u>14,213</u>	<u>62,280</u>	<u>52,369</u>
Total expenditures					
	<u>55,720</u>	<u>93,429</u>	<u>14,213</u>	<u>62,280</u>	<u>52,369</u>
Ending fund balance	<u>\$ 76,121</u>	<u>\$ -</u>	<u>\$ 80,282</u>	<u>\$ 33,551</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 36,270,500</u>			<u>\$ 34,991,860</u>
Mill Levy		<u>0.500</u>			<u>0.500</u>

**Maher Ranch Metropolitan District No. 4**  
**Adopted Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual 6/30/2022	Estimated <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ 302,660	\$ 308,264	\$ 321,441	\$ 321,441	\$ 331,927
Revenues:					
Property taxes	1,161,725	1,160,656	1,141,278	1,160,000	1,119,739
Specific ownership taxes	112,035	87,229	57,377	110,000	83,982
Transfer from General Fund	35,000	35,000	-	35,000	9,766
Facility fees	-	-	-	-	-
Other income	<u>4,405</u>	<u>2,500</u>	<u>403</u>	<u>1,000</u>	<u>2,500</u>
Total revenues	<u>1,313,165</u>	<u>1,285,385</u>	<u>1,199,058</u>	<u>1,306,000</u>	<u>1,215,987</u>
Total funds available	<u>1,615,825</u>	<u>1,593,649</u>	<u>1,520,499</u>	<u>1,627,441</u>	<u>1,547,914</u>
Expenditures:					
Bond Interest	507,343	482,614	253,672	482,614	457,047
Bond Principal	768,000	794,000	-	794,000	820,000
Trustee fees	1,600	4,500	800	1,500	4,500
Treasury fees	<u>17,441</u>	<u>17,410</u>	<u>17,122</u>	<u>17,400</u>	<u>16,796</u>
Total expenditures	<u>1,294,384</u>	<u>1,298,524</u>	<u>271,594</u>	<u>1,295,514</u>	<u>1,298,343</u>
Ending fund balance	<u>\$ 321,441</u>	<u>\$ 295,125</u>	<u>\$ 1,248,905</u>	<u>\$ 331,927</u>	<u>\$ 249,571</u>
Assessed valuation		<u>\$ 36,270,500</u>			<u>\$ 34,991,860</u>
Mill Levy		<u>32.000</u>			<u>32.000</u>
Total Mill Levy		<u>32.500</u>			<u>32.500</u>

Maher Ranch Metropolitan District No. 4

Financial Statements

Year Ended December 31, 2022

with

Independent Auditor's Report

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Board of Directors  
Maher Ranch Metropolitan District No. 4  
Douglas County, Colorado

Independent Auditor’s Report

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Maher Ranch Metropolitan District No. 4 (the “District”), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District’s basic financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Maher Ranch Metropolitan District No. 4 as of December 31, 2022, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (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 (GAAP), 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.

## Other Matters

### Required Supplemental 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 opinions on the basic financial statements are not affected by this missing information.

### Supplemental Information

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

*Wipfli LLP*

Wipfli LLP  
Lakewood, Colorado

July 31, 2023

## Maher Ranch Metropolitan District #4

### BALANCE SHEET/STATEMENT OF NET POSITION GOVERNMENTAL FUNDS December 31, 2022

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
<b>ASSETS</b>					
Cash and investments	\$ 33,214	\$ -	\$ 33,214	\$ -	\$ 33,214
Cash and investments - restricted	1,241	337,389	338,630	-	338,630
Receivable county treasurer	115	7,363	7,478	-	7,478
Property taxes receivable	17,496	1,119,739	1,137,235	-	1,137,235
Prepaid expenses	945	-	945	-	945
Total Assets	<u>53,011</u>	<u>1,464,491</u>	<u>1,517,502</u>	<u>-</u>	<u>1,517,502</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>					
Deferred loss on refunding	-	-	-	2,205,881	2,205,881
Total Deferred Outflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,205,881</u>	<u>2,205,881</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 53,011</u>	<u>\$ 1,464,491</u>	<u>\$ 1,517,502</u>		
<b>LIABILITIES</b>					
Accounts payable	\$ 1,654	\$ -	\$ 1,654	-	1,654
Accrued interest on bonds	-	-	-	38,087	38,087
Long-term liabilities					
Due within one year	-	-	-	820,000	820,000
Due in more than one year	-	-	-	13,374,000	13,374,000
Total Liabilities	<u>1,654</u>	<u>-</u>	<u>1,654</u>	<u>14,232,087</u>	<u>14,233,741</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred property taxes	17,496	1,119,739	1,137,235	-	1,137,235
Total Deferred Inflows of Resources	<u>17,496</u>	<u>1,119,739</u>	<u>1,137,235</u>	<u>-</u>	<u>1,137,235</u>
<b>FUND BALANCE</b>					
Nonspendable:					
Prepays	945	-	945	(945)	-
Restricted:					
Emergencies	1,241	-	1,241	(1,241)	-
Debt service	-	344,752	344,752	(344,752)	-
Unassigned	31,675	-	31,675	(31,675)	-
Total Fund Balances	<u>33,861</u>	<u>344,752</u>	<u>378,613</u>	<u>(378,613)</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 53,011</u>	<u>\$ 1,464,491</u>	<u>\$ 1,517,502</u>		
<b>NET POSITION</b>					
Restricted for:					
Emergencies				1,241	1,241
Debt service				306,665	306,665
Unrestricted:				<u>(11,955,499)</u>	<u>(11,955,499)</u>
Total Net Position (Deficit)				<u>\$ (11,647,593)</u>	<u>\$ (11,647,593)</u>

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

## Maher Ranch Metropolitan District #4

### STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES GOVERNMENTAL FUNDS

For the Year Ended December 31, 2022

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
<b>EXPENDITURES</b>					
Accounting and audit	\$ 9,714	\$ -	\$ 9,714	\$ -	\$ 9,714
Election expense	3,535	-	3,535	-	3,535
Insurance	3,408	-	3,408	-	3,408
Legal	10,000	-	10,000	-	10,000
Miscellaneous expenses	101	-	101	-	101
Treasurer's fees	272	17,433	17,705	-	17,705
Bond principal	-	794,000	794,000	(794,000)	-
Bond interest expense	-	482,614	482,614	156,375	638,989
Total Expenditures	<u>27,030</u>	<u>1,294,047</u>	<u>1,321,077</u>	<u>(637,625)</u>	<u>683,452</u>
<b>GENERAL REVENUES</b>					
Property taxes	18,135	1,160,657	1,178,792	-	1,178,792
Specific ownership taxes	1,604	102,638	104,242	-	104,242
Interest Income	31	-	31	-	31
Miscellaneous	-	19,063	19,063	-	19,063
Total General Revenues	<u>19,770</u>	<u>1,282,358</u>	<u>1,302,128</u>	<u>-</u>	<u>1,302,128</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>					
	(7,260)	(11,689)	(18,949)	18,949	
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfer from (to) other funds	<u>(35,000)</u>	<u>35,000</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>(35,000)</u>	<u>35,000</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>CHANGES IN FUND BALANCE</b>					
	(42,260)	23,311	(18,949)	18,949	-
<b>CHANGE IN NET POSITION</b>					
				618,676	618,676
<b>FUND BALANCE/NET POSITION</b>					
BEGINNING OF YEAR	<u>76,121</u>	<u>321,441</u>	<u>397,562</u>	<u>(12,663,831)</u>	<u>(12,266,269)</u>
END OF YEAR	<u>\$ 33,861</u>	<u>\$ 344,752</u>	<u>\$ 378,613</u>	<u>\$ (12,026,206)</u>	<u>\$ (11,647,593)</u>

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

## Maher Ranch Metropolitan District #4

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

For the Year Ended December 31, 2022

	Original & Final		Variance
	Budget	Actual	Favorable (Unfavorable)
<b>REVENUES</b>			
Property taxes	\$ 18,135	\$ 18,135	\$ -
Specific ownership taxes	1,364	1,604	240
Interest Income	-	31	31
Miscellaneous	10	-	(10)
Total Revenues	19,509	19,770	261
<b>EXPENDITURES</b>			
Accounting and audit	8,500	9,714	(1,214)
Election expense	5,000	3,535	1,465
Insurance	4,100	3,408	692
Legal	13,000	10,000	3,000
Miscellaneous expenses	500	101	399
Directors fees	500	-	500
Treasurer's fees	272	272	-
Contingency	24,551	-	24,551
Emergency reserve	2,006	-	2,006
Total Expenditures	58,429	27,030	31,399
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	(38,920)	(7,260)	31,660
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfer from (to) other funds	(35,000)	(35,000)	-
Total Other Financing Sources (Uses)	(35,000)	(35,000)	-
<b>CHANGES IN FUND BALANCE</b>	(73,920)	(42,260)	31,660
<b>FUND BALANCE - BEGINNING OF YEAR</b>	73,920	76,121	2,201
<b>FUND BALANCE - END OF YEAR</b>	\$ -	\$ 33,861	\$ 33,861

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

Maher Ranch Metropolitan District No. 4

Notes to Financial Statements  
December 31, 2022

Note 1: Summary of Significant Accounting Policies

The accounting policies of the Maher Ranch Metropolitan District No. 4, (the “District”) located in Douglas County, Colorado, conform to the accounting principles generally accepted in the United States of America (“GAAP”) as applicable to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

Definition of Reporting Entity

The District was organized in January of 1987, as a quasi-municipal organization established under the State of Colorado Special District Act. The District was established to manage the financing, construction, operation and maintenance of the facilities located in the District. The District's primary revenues are property taxes. The District is governed by an elected Board of Directors.

The District was organized concurrently with Maher Ranch Metropolitan Districts Nos. 3 and 5. Under the Amended Consolidated Service Plan effective July 8, 1999 each District was given the power to provide water, sanitation, streets, traffic and safety controls, television relay and translator services, mosquito and pest control, transportation, and park and recreation improvements and any other services that are normally provided by a metropolitan district within the District's boundaries. The Service Plan requires the District to convey all improvements to the town of Castle Rock, except those facilities and improvements primarily related to parks and recreation.

On July 18, 2000, the property in the boundaries of Maher Ranch Metropolitan District No. 3 ("District No. 3") was included in the District and any agreements and/or contracts entered into by District No. 3 were assumed by the District. District No. 3 has been dissolved. All improvements made by District No. 3 were also transferred to the District. On December 20, 2007 District No. 5 was dissolved.

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the GASB pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets 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.

## Maher Ranch Metropolitan District No. 4

### Notes to Financial Statements December 31, 2022

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 pronouncements also require including a possible component unit if it would be misleading to exclude it.

The District is not financially accountable for any other organization. The District has no component units as defined by the GASB.

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

#### Basis of Presentation

The accompanying financial statements are presented per GASB Statement No. 34 - Special Purpose Governments.

The government-wide financial statements (i.e. the governmental funds balance sheet/the statement of net position and the statement of governmental fund revenues, expenditures, and changes in fund balances/statement of activities) report information on all of the governmental activities of the District. The statement of net position reports all financial and capital resources of the District. The difference between the (a) assets and deferred outflows of resources and the (b) liabilities and deferred inflows of resources of the District is reported as net position. The statement of activities demonstrates the degree to which expenditures/expenses of the governmental funds are supported by general revenues. For the most part, the effect of interfund activity has been removed from these statements.

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*.

Major individual governmental funds and are reported as separate columns in the fund financial statements.

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

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are collected.

Maher Ranch Metropolitan District No. 4

Notes to Financial Statements  
December 31, 2022

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

The District reports the following major governmental funds:

General Fund - The General Fund is the general operating fund of the District. It is used to account for all financial resources not accounted for and reported in another fund.

Debt Service Fund – The Debt Service Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for principal, interest and other debt related costs.

Budgetary Accounting

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

Assets, Liabilities and Net Position

Fair Value of Financial Instruments

The District's financial instruments include cash and investments, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2022, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

Maher Ranch Metropolitan District No. 4

Notes to Financial Statements  
December 31, 2022

Deposits and Investments

The District's cash and short-term investments with maturities of three months or less from the date of acquisition are considered to be cash on hand. Investments for the government are reported at fair value.

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 minimum number of bank accounts. 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.

Estimates

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

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District only has one item that qualifies for reporting in this category. It is the deferred loss on refunding reported in the government-wide statement of net position. A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Deferred property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

Deferred Loss on Refunding

The Deferred Loss on Refunding from the Series 2016 Bonds is being amortized over the term of the bonds using the straight-line method. Accumulated amortization amounted to \$957,640 at December 31, 2022.

Maher Ranch Metropolitan District No. 4

Notes to Financial Statements  
December 31, 2022

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 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 and an estimated useful life in excess of two years. Such assets are recorded at historical 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 assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land and certain landscaping improvements are not depreciated. As of December 31, 2012, the District has conveyed all of the capital improvements of the District to other governmental entities except for the pool and clubhouse. Control, operations and maintenance of the pool and clubhouse was transferred to the Home Owners Association (“HOA”). Control operations and maintenance of the pool and clubhouse are required to be performed by the HOA as reflected in the HOA’s 2003 Declaration of Covenants, Conditions and Restrictions.

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 taxpayers' election, in February and June. Delinquent taxpayers are notified in July or August and the sales of the resultant tax liens on delinquent properties are generally held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflows in the year they are levied and measurable since they are not normally available nor are they budgeted as a resource until the subsequent year. The deferred property taxes are recorded as revenue in the subsequent year when they are available or collected.

Maher Ranch Metropolitan District No. 4

Notes to Financial Statements  
December 31, 2022

Fund Equity

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications make the nature and extent of the constraints placed on a government's fund balance more transparent:

Nonspendable Fund Balance

Nonspendable fund balance includes amounts that cannot be spent because they are either not spendable in form (such as inventory or prepaids) or are legally or contractually required to be maintained intact. The nonspendable fund balance at December 31, 2022 represents prepaid insurance.

Restricted Fund Balance

The restricted fund balance includes amounts restricted for a specific purpose by external parties such as grantors, bondholders, constitutional provisions or enabling legislation.

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$1,241 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of \$344,752 is restricted for the payment of the debt service costs associated with the General Obligation Refunding Bonds Series 2016A and Series 2016B

Committed Fund Balance

The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by a 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

Assigned fund balance includes amounts the District intends to use for a specific purpose. Intent can be expressed by the District's Board of Directors or by an official or body to which the Board of Directors delegates the authority.

Unassigned Fund Balance

Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported only in the General Fund, and other funds can report negative amounts.

Maher Ranch Metropolitan District No. 4

Notes to Financial Statements  
December 31, 2022

For the classification of Governmental Fund balances, the District considers an expenditure to be made from the most restrictive first when more than one classification is available.

Net Position

Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District can report three categories of net position, as follows:

Net investment in capital assets – consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows of resources related to those assets. At December 31, 2022, the District did not have any amount to report in this category.

Restricted net position – net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

Unrestricted net position – consists of all other net position that does not meet the definition of the above two components and is available for general use by the District.

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the District will use the most restrictive net position first.

Note 2: Cash and Investments

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

Statement of Net Position:	
Cash and investments	\$ 33,214
Cash and investments – restricted	<u>338,630</u>
Total	\$ <u>371,844</u>

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

Deposits with financial institutions	\$ 24,304
Investments – COLOTRUST	<u>347,540</u>
	\$ <u>371,844</u>

## Maher Ranch Metropolitan District No. 4

### Notes to Financial Statements December 31, 2022

#### Deposits

##### Custodial Credit Risk

The Colorado Public Deposit Protection Act, (PDPA) requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. Amounts on deposit in excess of federal insurance levels 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 is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 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.

The District does not have a formal policy for deposits. None of the District's deposits were exposed to custodial credit risk.

#### Investments

##### Investment Valuation

Certain investments are measured at fair value within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District's investment is not required to be categorized within the fair value hierarchy. This investment's value is calculated using the net asset value method (NAV) per share.

##### Credit Risk

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

##### Custodial and Concentration of Credit Risk

None of the District's investments are subject to custodial or concentration of credit risk.

##### Interest Rate Risk

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors.

Maher Ranch Metropolitan District No. 4

Notes to Financial Statements  
December 31, 2022

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

COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust (“COLOTRUST”) is rated AAAM by Standard & Poor’s with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint venture established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the COLOTRUST. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. COLOTRUST operates similarly to a money market fund with each share maintaining a value of \$1.00. The COLOTRUST offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both investments consist of U.S. Treasury bills and notes and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and repurchase agreements collateralized by certain obligations of U.S. government agencies. Designated custodian banks provide safekeeping and depository services to COLOTRUST. Substantially all securities owned by the COLOTRUST are held by the Federal Reserve Bank in the accounts maintained for the custodian banks. The custodians’ internal records identify the investments owned by COLOTRUST. At December 31, 2022, the District had \$347,540 invested in COLOTRUST.

Note 3: Long Term Debt

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

	<u>Balance</u> <u>1/1/2022</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>12/31/2022</u>	<u>Current</u> <u>Portion</u>
General Obligation Limited Tax Refunding Bonds, Series 2016A	\$ 8,205,000	\$ -	\$ 435,000	\$ 7,770,000	\$ 450,000
General Obligation Limited Tax Refunding Bonds, Series 2016B	<u>6,783,000</u>	<u>-</u>	<u>359,000</u>	<u>6,424,000</u>	<u>370,000</u>
	<u>\$ 14,988,000</u>	<u>\$ -</u>	<u>\$ 794,000</u>	<u>\$ 14,194,000</u>	<u>\$ 820,000</u>

Maher Ranch Metropolitan District No. 4

Notes to Financial Statements  
December 31, 2022

A description of the long-term obligations as of December 31, 2022, is as follows:

\$10,000,000 General Obligation Limited Tax Refunding Bonds, Series 2016A

On December 16, 2016, the District issued \$10,000,000 of General Obligation Limited Tax Refunding Bonds, Series 2016A, (“Series 2016A Bonds”) dated December 16, 2016, for the purpose of advance refunding the District’s General Obligation Refunding Bonds, Series 2007, (in conjunction with the Series 2016B Bonds detailed below), and paying the costs of the issuance of the Bonds and the costs of the refunding of the 2007 Bonds. The 2016A Bonds bear interest at the rate of 4.95% prior to the Tax-Exempt Reissuance Date, payable semiannually on each June 1 and December 1, commencing on June 1, 2017, and mature on December 1, 2036. After the Tax-Exempt Reissuance Date, the interest rate will be reduced to 3.91% or 3.22% depending on whether the Series 2016A Bonds are deemed to be qualified tax-exempt obligations as further explained in the Bond documents. The Series 2016A Bonds are subject to early redemption at the option of the District, as a whole or in integral multiples of \$1,000, subject to a prepayment fee as further defined in the Sale Certificate and are subject to mandatory sinking fund redemption commencing on December 1, 2017. The 2016A Bonds are secured by Pledged Revenues including the Required Mill Levy, the portion of Specific Ownership Tax related to the Required Mill Levy and any other moneys determined by the District.

\$8,260,000 General Obligation Limited Tax Refunding Bonds, Series 2016B

On December 16, 2016, the District issued \$8,260,000 of General Obligation Limited Tax Refunding Bonds, Series 2016B, (“Series 2016B Bonds”) dated December 16, 2016, for the purpose of advance refunding the District’s General Obligation Refunding Bonds, Series 2007, (in conjunction with the Series 2016A Bonds detailed above), and paying the costs of the issuance of the Bonds and the costs of the refunding of the 2007 Bonds. The 2016B Bonds bear interest at the rate of 4.95% prior to the Tax-Exempt Reissuance Date, payable semiannually on each June 1 and December 1, commencing on June 1, 2017, and mature on December 1, 2036. After the Tax-Exempt Reissuance Date, the interest rate will be reduced to 3.91% or 3.22% depending on whether the Series 2016B Bonds are deemed to be qualified tax-exempt obligations as further explained in the Bond documents. The Series 2016B Bonds are subject to early redemption at the option of the District, as a whole or in integral multiples of \$1,000, subject to a prepayment fee as further defined in the Sale Certificate and are subject to mandatory sinking fund redemption commencing on December 1, 2017. The 2016B Bonds are secured by Pledged Revenues including the Required Mill Levy, the portion of Specific Ownership Tax related to the Required Mill Levy and any other moneys determined by the District.

As a result of the issuance of the Series 2016A and 2016B Bonds, the refunded bonds are considered to be defeased and the liabilities have been removed from the governmental activities column of the statement of net position. The reacquisition price of the old debt exceeded the net carrying amount by \$3,163,521. This amount is recorded as a deferred outflow and is being amortized over the life of the 2016 Bonds. The refunding resulted in an economic gain of \$2,541,364 due to the average interest rate of the Series 2016A and 2016B Bonds being lower than the refunded bonds and a present value savings of \$1,229,954.

Maher Ranch Metropolitan District No. 4

Notes to Financial Statements  
December 31, 2022

The following is a summary of the annual long-term debt principal and interest requirements:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 820,000	\$ 457,047	\$ 1,277,047
2024	847,000	430,643	1,277,643
2025	870,000	403,369	1,273,369
2026	902,000	375,355	1,277,355
2027	931,000	346,311	1,277,311
2028-2032	5,109,000	1,263,013	6,372,013
2033-2036	<u>4,715,000</u>	<u>385,465</u>	<u>5,100,465</u>
	<u>\$ 14,194,000</u>	<u>\$ 3,661,203</u>	<u>\$ 17,855,203</u>

As of December 31, 2022, the District had remaining voted debt authorization of approximately \$18,100,000. The District has not budgeted to issue any additional debt in 2023.

Note 4: Interfund and Operating Transfers

The transfer of \$35,000 from the General Fund to the Debt Service Fund was for the purpose of providing additional funds to the Debt Service Fund.

Note 5: Tax, Spending and Debt Limitations

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

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

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

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

Maher Ranch Metropolitan District No. 4

Notes to Financial Statements  
December 31, 2022

Note 6: Risk Management

Except as provided in the Colorado Governmental Immunity Act, 24-10-101, et seq., CRS, the District may be exposed to various risks of loss related to torts, theft of, damage to, or destruction of assets; errors or omissions; injuries to agents; and natural disasters. The Colorado Special Districts Property and Liability Pool (the Pool) is an organization created by an intergovernmental agreement to provide common liability and casualty insurance coverage to its members at a cost that is considered economically appropriate. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for auto, public officials' liability, and property and general liability coverage. In the event aggregated losses incurred by the Pool exceed its amounts recoverable from reinsurance contracts and its accumulated reserves, the District may be called upon to make additional contributions to the Pool on the basis proportionate to other 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 7: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

The Government Funds Balance Sheet/Statement of Net Position includes an adjustments column. The adjustments have the following elements:

- 1) Long-term liabilities such as bonds payable and accrued bond interest payable, are not due and payable in the current period and, therefore, are not in the funds; and
- 2) deferred loss on refunding costs are recorded as a deferred outflow of resources and amortized over the term of the related debt.

The Statement of Governmental Fund Revenues, Expenditures, and Changes in Fund Balances/Statement of Activities includes an adjustments column. The adjustments have the following element:

- 1) Governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities; and
- 2) governmental funds report long-term debt payments as expenditures, however, in the statement of activities, the payment of long-term debt is recorded as a decrease of long-term liabilities.

SUPPLEMENTAL INFORMATION

## Maher Ranch Metropolitan District #4

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -  
DEBT SERVICE FUND  
For the Year Ended December 31, 2022

	Original & Final		Variance
	Budget	Actual	Favorable (Unfavorable)
<b>REVENUES</b>			
Property taxes	\$ 1,160,656	\$ 1,160,657	\$ 1
Specific ownership taxes	87,229	102,638	15,409
Miscellaneous	2,500	19,063	16,563
Total Revenues	1,250,385	1,282,358	31,973
<b>EXPENDITURES</b>			
Bond principal	794,000	794,000	-
Bond interest expense	482,614	482,614	-
Trustee fees	4,500	-	4,500
Treasurer's fees	17,410	17,433	(23)
Total Expenditures	1,298,524	1,294,047	4,477
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	(48,139)	(11,689)	36,450
<b>OTHER FINANCING SOURCES</b>			
Transfer from other funds	35,000	35,000	-
Total Other Financing Sources	35,000	35,000	-
<b>CHANGES IN FUND BALANCE</b>	(13,139)	23,311	36,450
<b>FUND BALANCE - BEGINNING OF YEAR</b>	308,264	321,441	13,177
<b>FUND BALANCE - END OF YEAR</b>	\$ 295,125	\$ 344,752	\$ 49,627

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

**EXHIBIT B**

Certification on behalf of the Board of Directors

STATE OF COLORADO  
COUNTY OF DOUGLAS  
MAHER RANCH METROPOLITAN DISTRICTS NO. 4

White Bear Ankele Tanaka & Waldron P.C., acting general counsel and authorized representative for the Board of Directors of the above District, hereby certifies, on the Board's behalf, that during the year 2022, no action, event or condition enumerated in Section 11.02.060 of the Castle Rock Municipal Code took place within the District's boundaries or for which the District was made aware, which would have required a service plan amendment as a change of a basic or essential nature.

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

*White Bear Ankele Tanaka & Waldron*