

**CONIFER METROPOLITAN DISTRICT**

ANNUAL FINANCIAL REPORT

**DECEMBER 31, 2021**




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Board of Directors and Management  
Conifer Metropolitan District

## **Opinions**

We have audited the accompanying financial statements of the governmental activities, the business-type activities and each major fund of Conifer Metropolitan District (the “District”) as of and for the year ended December 31, 2021 and the related notes to the financial statements, which collectively comprise the District’s basic financial statements as listed in the table of contents.

In our opinion, the accompanying 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 District, as of December 31, 2021, and the respective changes in financial position, budgetary comparison schedules, and, where applicable, cash flows thereof or 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 these 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 opinion. 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, including omissions, 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 Supplementary Information*

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

#### *Supplementary Information*

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

Sincerely,

*Haynie & Company*

Littleton, Colorado

July 28, 2022

**Conifer Metropolitan District**  
**Statement of Net Position**  
**December 31, 2021**

	<b>Governmental Activities 2021</b>	<b>Business- Type Activities 2021</b>	<b>Total 2021</b>
	<u>2021</u>	<u>2021</u>	<u>2021</u>
<b>Assets</b>			
Cash and cash equivalents - unrestricted	\$ 288,381	\$ -	\$ 288,381
Cash and cash equivalents - restricted	309,526	-	309,526
Property taxes receivable - current	2,726	-	2,726
Property taxes receivable - deferred	300,852	-	300,852
Accounts receivable net of allowance for doubtful accounts	-	55,553	55,553
Due to (from) other funds	149,985	(149,985)	-
Capital assets, net of depreciation	2,132,483	14,092,794	16,225,277
Total assets	<u>3,183,953</u>	<u>13,998,362</u>	<u>17,182,315</u>
<b>Liabilities</b>			
Accounts payable	3,559	163,699	167,258
Deposits	5,938	10,976	16,914
Accrued interest payable	12,786,575	-	12,786,575
Bonds payable: Due in more than one year	<u>24,990,012</u>	<u>-</u>	<u>24,990,012</u>
Total liabilities	<u>37,786,084</u>	<u>174,675</u>	<u>37,960,759</u>
<b>Deferred Inflows of Resources</b>			
Property tax revenue	<u>300,852</u>	<u>-</u>	<u>300,852</u>
Total deferred inflows of resources	<u>300,852</u>	<u>-</u>	<u>300,852</u>
<b>Net Position</b>			
Net investment in capital assets	(22,857,529)	14,092,794	(8,764,735)
Restricted for:			
Emergencies	3,504	-	3,504
Roads and bridges	245,197	-	245,197
Unrestricted	<u>(12,294,155)</u>	<u>(269,107)</u>	<u>(12,563,262)</u>
Total net position	<u>(34,902,983)</u>	<u>13,823,687</u>	<u>(21,079,296)</u>
Total liabilities, deferred inflow of resources and net position	<u>\$ 3,183,953</u>	<u>\$ 13,998,362</u>	<u>\$ 17,182,315</u>

The accompanying notes are an integral part of these financial statements.

**Conifer Metropolitan District**  
**Statement of Activities**  
**For the Year Ended December 31, 2021**

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenue and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Primary Government		
				Governmental Activities	Business-Type Activities	Total
Primary government:						
Governmental activities:						
General government	\$ 121,134	\$ -	\$ -	\$ (121,134)	\$ -	\$ (121,134)
Depreciation	95,868	-	-	(95,868)	-	(95,868)
Interest and related costs on long term debt	<u>1,940,402</u>	<u>-</u>	<u>-</u>	<u>(1,940,402)</u>	<u>-</u>	<u>(1,940,402)</u>
	<u>\$2,157,404</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (2,157,404)</u>	<u>\$ -</u>	<u>\$ (2,157,404)</u>
Business-type activities						
Water and wastewater services	378,187	442,145	-	-	63,958	63,958
Depreciation	<u>340,266</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(340,266)</u>	<u>(340,266)</u>
	<u>718,453</u>	<u>442,145</u>	<u>-</u>	<u>-</u>	<u>(276,308)</u>	<u>(276,308)</u>
General revenues:						
Property taxes				326,776	-	326,776
Specific ownership taxes				25,662	-	25,662
Transportation taxes				116,784	-	116,784
Investment income				3,044	-	3,044
Transfers in (out)				<u>22,735</u>	<u>(22,735)</u>	<u>-</u>
Total general revenues and transfers				<u>495,001</u>	<u>(22,735)</u>	<u>472,266</u>
Change in net position				(1,662,403)	(299,043)	(1,961,446)
Net position - beginning of year				<u>(33,240,580)</u>	<u>14,122,730</u>	<u>(19,117,850)</u>
Net position - end of year				<u>\$ (34,902,983)</u>	<u>\$ 13,823,687</u>	<u>\$ (21,079,296)</u>

The accompanying notes are an integral part of these financial statements.

**Conifer Metropolitan District**  
**Governmental Funds Balance Sheet**  
**and Reconciliation of Fund Balances to Net Position**  
**December 31, 2021**

<b>Assets</b>	<b>General Fund</b>	<b>Debt Service Fund</b>	<b>2021 Total</b>
Cash and investments	\$ 288,381	\$ -	\$ 288,381
Cash and investments - restricted	245,197	64,329	309,526
Accounts receivable			
Taxes - current	-	2,726	2,726
Taxes - deferred	-	300,852	300,852
Due from (to) other funds	(286,390)	436,375	149,985
Total assets	<u>\$ 247,188</u>	<u>\$ 804,282</u>	<u>\$ 1,051,470</u>
 <b>Liabilities, Deferred Inflows of Resources and Fund Balances</b>			
<b>Liabilities</b>			
Accounts payable	\$ 3,559	\$ -	\$ 3,559
Deposits	5,938	-	5,938
Total liabilities	<u>9,497</u>	<u>-</u>	<u>9,497</u>
 <b>Deferred Inflows of Resources</b>			
Property tax revenue	-	300,852	300,852
Total deferred inflows of resources	<u>-</u>	<u>300,852</u>	<u>300,852</u>
 <b>Fund Balances</b>			
Restricted for:			
Emergencies	3,504	-	3,504
Debt service	-	503,430	503,430
Roads and bridges	245,197	-	245,197
Unassigned	(11,010)	-	(11,010)
Total Fund Balances	<u>237,691</u>	<u>503,430</u>	<u>741,121</u>
 <b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>			
	<u>\$ 247,188</u>	<u>\$ 804,282</u>	<u>\$ 1,051,470</u>
Total governmental fund balance per above			\$ 741,121
Amounts reported for governmental activities in the statement of net position excluded from the governmental fund balance because:			
Capital assets, net of accumulated depreciation, used in governmental activities are not financial resources and are excluded from the funds.			2,132,483
Long term liabilities not payable in the current year are excluded as liabilities in the governmental funds. Interest on long-term debt is recognized as an expenditure in governmental funds when due. These liabilities consist of:			
Bonds payable			(24,990,012)
Accrued interest payable			<u>(12,786,575)</u>
Net position of governmental activities			<u>\$ (34,902,983)</u>

The accompanying notes are an integral part of these financial statements.



**Conifer Metropolitan District**  
**Governmental Fund Revenues, Expenditures,**  
**and Changes in Fund Balances**  
**For the Years Ended December 31, 2021**

	<u>General</u>	<u>Debt Service</u>	<u>2021 Total</u>
<b>Revenues:</b>			
Property taxes	\$ -	\$ 326,776	\$ 326,776
Specific ownership taxes	-	25,662	25,662
Transportation tax	116,784	-	116,784
Interest income	-	3,044	3,044
Total General Revenues	<u>116,784</u>	<u>355,482</u>	<u>472,266</u>
<b>Expenditures:</b>			
General government			
Legal fees	16,035	-	16,035
Accounting & audit fees	6,700	-	6,700
Management fees (incl receiver)	75,912	-	75,912
Transportation expenses	9,921	-	9,921
Admin supplies/ dues & subscriptions	471	-	471
Miscellaneous	3,498	-	3,498
Trustee fees	-	3,650	3,650
Treasurer's fees	-	4,947	4,947
Debt service			
Bond interest	-	440,000	440,000
Total Expenditures	<u>112,537</u>	<u>448,597</u>	<u>561,134</u>
Excess (Deficiency) of Revenues over expenditures	<u>4,247</u>	<u>(93,115)</u>	<u>(88,868)</u>
Other financing sources (uses):			
Interfund transfers in (out)	<u>98,647</u>	<u>(75,912)</u>	<u>22,735</u>
	<u>98,647</u>	<u>(75,912)</u>	<u>22,735</u>
Net change in fund balance	102,894	(169,027)	(66,133)
Fund balances:			
Beginning of the year	<u>134,797</u>	<u>672,457</u>	<u>807,254</u>
End of the year	<u>\$ 237,691</u>	<u>\$ 503,430</u>	<u>\$ 741,121</u>

The accompanying notes are an integral part of these financial statements.

**Conifer Metropolitan District**  
**Reconciliation of the Statement of Revenues, Expenditures**  
**and Changes in Fund Balances of Governmental Funds**  
**to the Statement of Activities**  
**For the Years Ended December 31, 2021**

	<b>2021</b>
Amounts reported for governmental activities in the Statement of Activities are different because:	
Net change in fund balance—total governmental funds	\$ (66,133)
<p>Governmental funds report capital outlays as expenditures. In the Statement of Activities, capital outlay is not reported as an expenditure; however, the Statement of Activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset.</p>	
Depreciation	(95,868)
<p>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:</p>	
Change in accrued interest on bonds payable	(1,293,010)
Accretion of Supplemental Coupon Interest	<u>(207,392)</u>
Change in net position of governmental activities	<u>\$ (1,662,403)</u>

The accompanying notes are an integral part of these financial statements.

**Conifer Metropolitan District**  
**Statement of Revenues, Expenditures and Changes**  
**in Fund Balance—Budget and Actual—General Fund**  
**For the Year Ended December 31, 2021**

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
<b>Revenue:</b>				
Sales Tax revenue	\$ 100,000	\$ 109,000	\$ 116,784	\$ 7,784
Total revenue	100,000	109,000	116,784	7,784
<b>Expenditures:</b>				
Accounting & audit fees	7,000	6,700	6,700	-
Admin supplies/dues & subscriptions	1,000	1,000	471	529
Legal	25,000	19,600	16,035	3,565
Management fees (including receiver)	72,000	79,652	75,912	3,740
Miscellaneous	-	100	3,498	(3,398)
Transportation expenses	50,000	14,641	9,921	4,720
Transportation reserve	50,000	94,358	-	94,358
Total Expenditures	205,000	216,051	112,537	103,514
<b>Excess (deficiency) of revenues over expenditures</b>	(105,000)	(107,051)	4,247	111,298
<b>Other financing sources (uses):</b>				
Transfers in (out)	105,000	115,000	98,647	(16,353)
Total other financing sources (uses)	105,000	115,000	98,647	(16,353)
<b>Excess (deficiency) of revenues and other financing sources over expenditures and other uses</b>	-	7,949	102,894	94,945
<b>Fund balance—beginning of year</b>	-	-	134,797	134,797
<b>Fund balance—end of year</b>	\$ -	\$ 7,949	\$ 237,691	\$ 229,742

The accompanying notes are an integral part of these financial statements.

**Conifer Metropolitan District**  
**Statement of Net Position**  
**Proprietary Fund**  
**December 31, 2021**

	<b>Water and Sewer 2021</b>
<b>Assets</b>	
Accounts receivable (net of allowance for doubtful accounts)	\$ 55,553
Total current assets	55,553
Land and improvements	6,512,846
Water rights	1,264,958
Buildings and improvements	6,543,285
Utility lines	2,541,367
Wells	367,167
Machinery & equipment	1,528,261
	18,757,884
Less accumulated depreciation	(4,665,090)
Total capital assets, net of accumulated depreciation	14,092,794
Total assets	14,148,347
<b>Liabilities</b>	
Accounts payable	163,699
Due to other funds	149,985
Deposits	10,976
Total liabilities	324,660
<b>Net Position</b>	
Net investment in capital asset	14,092,794
Unrestricted	(269,107)
Total net position	13,823,687
Total liabilities and net position	\$14,148,347

The accompanying notes are an integral part of these financial statements.

**Conifer Metropolitan District**  
**Statement of Revenues, Expenses and Changes in Net Position**  
**Proprietary Fund**  
**December 31, 2021**

	<b>2021</b>
<b>Operating Revenues</b>	
Program revenue	\$ 442,145
Total operating revenues	442,145
<b>Operating Expenses</b>	
<b>Operations, Repair and Maintenance</b>	
Water/well monitoring	21,600
Insurance	28,764
Supplies	5,986
Chemical fees	17,956
Maintenance and repair parts	85,366
Sludge haul	23,221
Snow removal	2,325
Lab test	11,392
Consulting services	25,397
Water right expense	3,182
Durable equipment purchases	79,632
Utilities	67,636
Trash	818
Telephone	2,401
Fee/permits	1,443
Reimbursed expenses	1,068
Depreciation expense	340,266
Total operating expenses	718,453
<b>Operating (Loss)</b>	<b>(276,308)</b>
<b>Non-Operating Revenues (Expenses)</b>	
Transfer to General Fund	(22,735)
Total non-operating revenues (expenses)	(22,735)
<b>Change in Net Position</b>	<b>(299,043)</b>
<b>Net Position—Beginning of Year</b>	<b>14,122,730</b>
<b>Net Position—End of Year</b>	<b>\$ 13,823,687</b>

The accompanying notes are an integral part of these financial statements.

**Conifer Metropolitan District**  
**Statement of Cash Flows**  
**Proprietary Fund**  
**For the Years Ended December 31, 2021**

	<b>2021</b>
<b>Cash Flows from Operating Activities</b>	
Cash received from customers	\$ 447,196
Cash paid to suppliers for goods and services	(424,461)
Net cash from operating activities	22,735
<b>Cash Flows from Non-Capital Financing Activities</b>	
Transfers (to) from other funds	(22,735)
Net cash from non-capital financing activities	(22,735)
<b>Net Change in Cash and Cash Equivalents</b>	-
<b>Cash and Cash Equivalents—Beginning of Year</b>	-
<b>Cash and Cash Equivalents—End of Year</b>	\$ -
<b>Reconciliation of Net Operating Loss to</b>	
<b>Net Cash From Operating Activities:</b>	
Net operating loss	\$ (276,308)
Adjustments to reconcile net operating loss to net	
Cash from operating activities:	
Depreciation	340,266
Changes in assets and liabilities:	
Change in accounts receivable	56
Change in accounts payable	(46,275)
Change in deposits	4,996
Total adjustments	299,043
<b>Net Cash From Operating Activities</b>	<b>\$ 22,735</b>

The accompanying notes are an integral part of these financial statements.

# Conifer Metropolitan District

## Notes to Financial Statements

### December 31, 2021

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#### 1. Definition of Reporting Entity

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The accounting policies of the Conifer Metropolitan District (the “District”) located in Jefferson County, Colorado (the “County”), 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 on November 8, 2004, and is governed pursuant to provisions of the Colorado Special District Act. The District’s service plan was approved by the County Board of County Commissioners (the “County Commissioners”) and encompasses approximately 39 acres of property along US Highway 285 in the rural mountain community of Conifer. The District was formed for the purpose of providing public infrastructure necessary to permit development within the District and to provide water and wastewater services to property within the District and extraterritorial customers. The primary revenues of the District are property taxes, sales taxes and water and wastewater fees charged to the property owners of the District.

The District was structured to be governed by an elected Board of Directors (the “Board”); however, on January 5, 2016, the District Court of Jefferson County, Colorado, issued an Order appointing Edward B. Cordes as Receiver for the District (the “Receiver”). On August 22, 2019, the Court entered an Order Granting Motion for Substitution of Receiver and Custodian for the District appointing Michael L. Staheli as the new Receiver for the District. The Receiver was ordered to take physical possession of, manage, operate, and protect the District and its assets until terminated or modified further by Order of the Court. Concurrently with the appointment of the Receiver, the members of the Board resigned, and the former District manager turned over the files and records of the District to the Receiver (See Note 7).

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.

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#### 2. Summary of Significant Accounting Policies

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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.

**Conifer Metropolitan District**  
**Notes to Financial Statements (continued)**  
**December 31, 2021**

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**2. Summary of Significant Accounting Policies (continued)**

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The District follows the GASB, Statement No. 61, *The Financial Reporting Entity: Omnibus, which amended* GASB Statement No. 14, *The Financial Reporting Entity* and GASB Statement No. 39, *Determining Whether Certain Organizations are Component Units*, which provides 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.

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.

**Government-Wide and Fund Financial Statements**

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/statement of net position and the governmental funds statement of 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 are reported as separate columns in the fund financial statements.



**Conifer Metropolitan District**  
**Notes to Financial Statements (continued)**  
**December 31, 2021**

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**2. Summary of Significant Accounting Policies (continued)**

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**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.

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.

The District reports the following major proprietary funds:

Water and Wastewater Enterprise Fund - The Water and Wastewater Enterprise Fund accounts for operations that are financed and operated in a manner similar to private business enterprises, where the intent is that the costs of providing goods or 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 the proprietary fund's ongoing operations. Operating revenues consist of charges to customers for services provided. Operating expenses for proprietary funds include the cost of services, administrative expenses, and depreciation of assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses or capital contributions.

**Conifer Metropolitan District**  
**Notes to Financial Statements (continued)**  
**December 31, 2021**

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**2. Summary of Significant Accounting Policies (continued)**

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Private-sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in both the government-wide and proprietary fund financial statements to the extent that those standards do not conflict with or contradict guidance of GASB. Governments also have the option of following subsequent private-sector guidance for their business-type activities and enterprise funds, subject to the same limitation. The District has elected not to follow subsequent private-sector guidance.

**Budgetary Accounting**

Budgets are adopted on a non-GAAP basis for the governmental funds. In accordance with the Local Government Budget Law of Colorado, the Board holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. The Board 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. Effective with appointment of the Receiver, the duties and obligations regarding the budgetary process now reside with the Receiver.

In 2021, the District's expenditures exceeded budgeted appropriations in the Debt Service Fund which may be a violation of state statutes. This is a result of a 2020 interest payment made in early 2021, which was budgeted in 2020.

**Assets, Liabilities, Deferred Inflows/Inflows of Resources and Net Position**

**Fair Value of Financial Instruments**

The District's financial instruments include cash and cash equivalents, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2021, 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.

**Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand and short-term investments with maturities of three months or less from the date of acquisition. 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.

**Conifer Metropolitan District**  
**Notes to Financial Statements (continued)**  
**December 31, 2021**

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**2. Summary of Significant Accounting Policies (continued)**

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Investment earnings allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

**Interfund Balances**

Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to/from other funds". These amounts are eliminated in the Statement of Net Position.

**Estimates**

The preparation of these financial statements in conformity with Accounting Standards Generally Accepted in the United States (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.

**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 does not have any items that qualify for reporting in this category.

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.

**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 one year. Such assets are recorded at historical or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable using the straight-line method.

**Conifer Metropolitan District**  
**Notes to Financial Statements (continued)**  
**December 31, 2021**

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**2. Summary of Significant Accounting Policies (continued)**

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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.

Property, plant and equipment are depreciated using the straight-line method over the following estimated useful lives:

Buildings and Facilities	20-40 years
Infrastructure	25-50 years
Machinery & Equipment	7-15 years

**Property Taxes**

Property taxes are levied by the Board. 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 30 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.

**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.

**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:

**Conifer Metropolitan District**  
**Notes to Financial Statements (continued)**  
**December 31, 2021**

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**2. Summary of Significant Accounting Policies (continued)**

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**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.

**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 \$3,504 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 \$503,430 is restricted for the payment of the debt service costs associated with the Series 2005 and Series 2006 General Obligation Bonds, subject to the terms of the Order Appointing the Receiver (see Note 5 and Note 6).

**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, all other funds can report negative amounts.

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 reports three categories of net position, as follows

**Conifer Metropolitan District**  
**Notes to Financial Statements (continued)**  
**December 31, 2021**

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**2. Summary of Significant Accounting Policies (continued)**

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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 or resources related to those assets.

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.

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**3. Cash and Investments**

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As of December 31, 2021, cash and cash equivalents are classified in the accompanying financial statements as follows:

Statement of Net Position:	
Cash and cash equivalents	\$ 288,381
Cash and cash equivalents - restricted	<u>309,526</u>
Total	<u><u>\$ 597,907</u></u>

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

Deposits with financial institutions	<u><u>\$ 597,907</u></u>
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**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.

**Conifer Metropolitan District**  
**Notes to Financial Statements (continued)**  
**December 31, 2021**

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**3. Cash and Investments (continued)**

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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**

**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.

**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 amortized cost method.

**Conifer Metropolitan District**  
**Notes to Financial Statements (continued)**  
**December 31, 2021**

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**4. Capital Assets**

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An analysis of the changes in net capital assets during 2021 follows:

	<u>Balance</u> <u>12/31/2020</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>12/31/2021</u>
<u>Governmental Activities</u>				
Capital assets not being depreciated:				
Land and improvement	\$ 255,765	\$ -	\$ -	\$ 255,765
Total capital assets not being depreciated	<u>255,765</u>	<u>-</u>	<u>-</u>	<u>255,765</u>
Capital assets being depreciated:				
Infrastructure	3,227,793	-	-	3,227,793
Total capital assets being depreciated	3,227,793	-	-	3,227,793
Accumulated depreciation	<u>(1,255,208)</u>	<u>(95,868)</u>	<u>-</u>	<u>(1,351,076)</u>
Net capital assets being depreciated	<u>1,972,585</u>	<u>(95,868)</u>	<u>-</u>	<u>1,876,718</u>
Governmental assets, net	<u>\$ 2,304,176</u>	<u>\$ (95,868)</u>	<u>\$ -</u>	<u>\$ 2,132,483</u>

	<u>Balance</u> <u>12/31/2020</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>12/31/2021</u>
<u>Business Type Activities</u>				
Capital assets not being depreciated:				
Land and improvement	\$ 6,512,846	\$ -	\$ -	\$ 6,512,846
Water rights	1,264,958	-	-	1,264,958
Total capital assets not being depreciated	<u>7,777,804</u>	<u>-</u>	<u>-</u>	<u>7,777,804</u>
Capital assets being depreciated:				
Buildings and improvements	6,543,285	-	-	6,543,285
Utility lines	2,541,367	-	-	2,541,367
Wells	367,167	-	-	367,167
Machinery and equipment	1,528,261	-	-	1,528,261
Total capital assets being depreciated	10,980,080	-	-	10,980,080
Accumulated depreciation	<u>(4,324,824)</u>	<u>(340,266)</u>	<u>-</u>	<u>(4,665,090)</u>
Net capital assets being depreciated	<u>6,655,256</u>	<u>(340,266)</u>	<u>-</u>	<u>6,314,990</u>
Business type assets, net	<u>\$ 14,433,060</u>	<u>\$ (340,266)</u>	<u>\$ -</u>	<u>\$ 14,092,794</u>



**Conifer Metropolitan District**  
**Notes to Financial Statements (continued)**  
**December 31, 2021**

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**4. Capital Assets (continued)**

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Depreciation expense was charged to functions/programs of the District as follows:

Governmental Activities:	
General Government	\$ 95,868
Business-type Activities:	
Water and Wastewater Utility Operations	<u>340,266</u>
Total Depreciation Expense	<u>\$ 436,134</u>

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**5. Long-Term Liabilities**

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A description of the long-term obligations as of December 31, 2021, is as follows:

**General Obligation Bonds (Limited Tax Convertible to Unlimited Tax), Series 2005**

On November 18, 2005, the District issued \$10,000,000 of General Obligation Bonds (limited Tax Convertible to Unlimited Tax), Series 2005 (“Series 2005 Bonds”) dated November 18, 2005 for the purpose of providing public infrastructure necessary to permit development within the District.

The bonds bear interest at the rate of 7%, payable semiannually on each June 1 and December 1, commencing on June 1, 2006, and mature on December 1, 2030. The Series 2005 Bonds constitute limited tax obligations of the District, but will be converted to unlimited tax general obligations at such time as the ratio derived by dividing the then-outstanding principal amount of all general obligation debt of the District by the assessed valuation of the taxable property in the District first becomes 50% or less. Prior to conversion the required mill levy is limited to a maximum rate of 50.000 mills. Following conversion, the required mill levy necessary to meet principal and interest on the Series 2005 Bonds is not limited as to rate.

**General Obligation Bonds (Limited Tax Convertible to Unlimited Tax), Series 2006**

On June 30, 2006, the District issued \$3,000,000 of General Obligation Bonds (limited Tax Convertible to Unlimited Tax), Series 2006 (“Series 2006 Bonds”) dated June 30, 2006, for the purpose of providing public infrastructure necessary to permit development within the District. The bonds bear interest at the rate of 7%, payable semiannually on each June 1 and December 1, commencing on December 1, 2006. \$1,450,000 matures on December 1, 2032 and the remaining \$1,550,000 matures on December 1, 2033. The Series 2006 Bonds constitute limited tax obligations of the District, but will be converted to unlimited tax general obligations at such time as the ratio derived by dividing the then-outstanding principal amount of all general obligation debt of the District by the assessed valuation of the taxable property in the District first becomes 50% or less.

**Conifer Metropolitan District**  
**Notes to Financial Statements (continued)**  
**December 31, 2021**

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**5. Long-Term Liabilities (continued)**

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Prior to conversion the required mill levy is limited to a maximum rate of 50.000 mills. Following conversion, the required mill levy necessary to meet principal and interest on the Series 2006 Bonds is not limited as to rate.

**Series 2006 Bonds Supplemental Interest Coupons**

On October 12, 2006, the District issued Series 2006 Bonds Supplemental Interest Coupons evidencing the right to receive payment of the Series 2006 Bonds Supplemental Interest to accrue on the December 1, 2032, maturity of the District's Series 2006 General Obligation Bonds issued on June 30, 2006. The Supplemental Interest Coupon was issued at a discount of \$4,735,035 from its face value of \$7,470,000, for a net of \$2,734,965. The accreted value at December 31, 2021, was \$6,194,288.

**Application of Partial Payments**

Beginning in 2010, deposits into the Debt Service Fund have not been sufficient for the payment of the principal and interest on the bonds.

Pursuant to Section 2.03(c) of the 2005 Indenture, to the extent principal of any Series 2005 Bond is not paid when due, such principal shall remain outstanding and shall continue to accrue interest until paid at the interest rate borne by the Series 2005 Bonds. To the extent interest on any Series 2005 Bond is not paid when due, such interest shall compound semiannually on each interest payment date at the rate borne by such Series 2005 Bond until paid.

Pursuant to Section 2.03(c) of the 2006 Indenture, to the extent principal of any Series 2006 Bond is not paid when due, such principal shall remain outstanding and shall continue to accrue interest until paid at the interest rate borne by the Series 2006 Bonds. To the extent interest on any Series 2006 Bond is not paid when due, such interest shall compound semiannually on each interest payment date at the rate borne by such Series 2006 Bond until paid.

Pursuant to Section 3.05 of both the 2005 and 2006 Indentures, in the event that on any payment date moneys available in the Debt Service Fund are insufficient for the payment of the principal, premium, if any, and interest on the Bonds including any accrued but unpaid amounts and any interest due as a result of compounding that have accrued or are payable on that date, the amounts that are available shall be allocated by the Trustee proportionately amount such Bonds on such date, as partial payment of the amount due in the following order or priority:

- First: accrued but unpaid interest and any interest due as a result of compounding;
- Second: current interest;
- Third: principal that has not been paid on the nominal due date thereof;
- Fourth: current principal;
- Fifth: prior redemption premium, if any.

**Conifer Metropolitan District**  
**Notes to Financial Statements (continued)**  
**December 31, 2021**

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**5. Long-Term Liabilities (continued)**

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After applying the above allocations, the remaining insufficiencies as of December 31, 2021, on the Series 2005 and Series 2006 Bonds are as follows:

	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2005 GO Bonds	\$ 3,905,000	\$ 9,691,219	\$ 13,596,219
2006 GO Bonds	-	2,945,807	2,945,807
Supplemental Interest Coupon	3,745,000	-	3,745,000
	\$ 7,650,000	\$ 12,637,026	\$ 20,287,026

According to the Trustee, the insufficiency of funds from the District to pay the Bonds is in and of itself not an Event of Default under Section 6.01 of the Amended and Restated Indenture of Trust dated as of June 30, 2006.

Due to the uncertainty in the timing of payments of principal and interest, a schedule of the timing of these payments is not presented.

The 2020 interest payment was made in early 2021 in the amount of \$240,000 and there was no early payment made in 2022 for the 2021 interest payment.

**Supplemental District Contract Funding and Reimbursement Agreements.**

The District and the original developer of the project, Conifer Town Center, LLC (“CTC”), entered into a series of Supplemental District Contract Funding and Reimbursement Agreements that set forth certain covenants between the parties concerning the funding of certain public improvements. The agreements provided that CTC agreed to timely remit payments as may be required by the referenced agreements. The District agreed to repay any amounts advanced to the extent it had funds available from bond proceeds and the imposition of system development fees, but only after the payment of its annual debt service obligations and annual operations and maintenance expenses. On September 1, 2014, CTC transferred and assigned all payments due from the District pursuant to the Reimbursement Agreement to Mountain Rising Development LLC. The balance due Mountain Rising Development LLC at December 31, 2021, was \$5,795,724 which is not accruing interest since satisfaction of this amount is not expected.

The following is an analysis of changes in long-term debt for the period ending December 31, 2021:

**Conifer Metropolitan District**  
**Notes to Financial Statements (continued)**  
**December 31, 2021**

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**5. Long-Term Liabilities (continued)**

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	<u>Balance</u> <u>12/31/2020</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>12/31/2021</u>	<u>Current</u> <u>Portion</u>
General Obligation Bonds-					
Series 2005	\$ 10,000,000	\$ -	\$ -	\$ 10,000,000	\$ -
Series 2006	3,000,000	-	-	3,000,000	-
2006 Supplemental					
Interest Coupons	<u>5,986,896</u>	<u>207,392</u>	<u>-</u>	<u>6,194,288</u>	<u>-</u>
Subtotal	18,986,896	207,392	-	19,194,288	-
Developer Advances	<u>5,795,724</u>	<u>-</u>	<u>-</u>	<u>5,795,724</u>	<u>-</u>
	<u>\$ 24,782,620</u>	<u>\$ 207,392</u>	<u>\$ -</u>	<u>\$ 24,990,012</u>	<u>\$ -</u>

**Debt Authorization**

As of December 31, 2021, the District had no remaining voted debt authorization. The District does not intend to issue any debt in 2022.

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**6. Other Agreements**

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**Order Granting Unopposed Verified Motion for Ex Parte Appointment of Receiver**

On January 5, 2016, the District Court of Jefferson County, Colorado, issued an Order appointing Edward B. Cordes as Receiver for the District (the “Order Appointing Receiver”). The Receiver was ordered to take physical possession of, manage, operate, and protect the District and its assets until terminated or modified further by Order of the Court. This Order was Amended on June 7, 2016, and these two documents set forth the authority, responsibilities and obligations of the Receiver on behalf of the District. On August 22, 2019, the District Court of Jefferson County, Colorado, issued an Order appointing Michael L. Staheli as Receiver for the District and removing and releasing Edward B. Cordes as the Receiver and Custodian.

Specified in these orders is the authority of the Receiver to apply fees, revenues, income and profits collected in connection with the management, operation and protection of the Receivership estate as follows: first, to the Receiver’s compensation; second, to other costs and expenses of the receivership; third, to the costs of operating, maintaining and repairing the Receivership Estate as limited by the Second Amended and Restated Indenture of Trust; fourth, to payment of expenses of the Receivership Estate; fifth, to repay all sums borrowed by the Receiver as evidenced by Receiver’s certificates; sixth, whenever sufficient funds are available for such purpose, the Receiver shall make payments toward any obligations to the Plaintiff or other claimants pursuant to the Second Amended and Restated Indenture of Trust; and seventh, to a fund to be held by the Receiver in an interest-bearing account, pending further order of the Court.

**Conifer Metropolitan District**  
**Notes to Financial Statements (continued)**  
**December 31, 2021**

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**7. Tax, Spending and Debt Limitations**

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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.

On November 2, 2004, a majority of the District’s electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

**Noncompliance with Laws and Regulations**

According to the Indenture of Trust for the Series 2005 and Series 2006 General Obligation Bonds, the District shall deposit all Pledged revenues (required mill levy, capital fees, specific ownerships taxes, and any other legally available moneys) with the Trustee as soon as may be practicable upon receipt thereof.

For the year ended December 31, 2021, the District collected property and specific ownership taxes of \$352,438 and deposited \$200,000 with the Trustee in 2021 for purposes of payment of interest (See Note 5). The District is required to deposit Pledged Revenues with the Trustee; however, under the Receivership, the order of distribution is such that other payments take priority and only funds remaining are used for debt service purposes. In 2021, the Bondholder consented to a transfer for Receivership costs and costs for operating and maintaining the system, which the District transferred from the Debt Service Fund to the General Fund. (See note 6 and note 9).

**Conifer Metropolitan District**  
**Notes to Financial Statements (continued)**  
**December 31, 2021**

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**8. Risk Management**

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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 District has elected to participate in the Colorado Special Districts Property and Liability Pool (“Pool”) which is an organization created by 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.

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**9. Interfund and Operating Transfers**

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The transfer of \$75,912 from the Debt Service Fund to the General Fund was transferred for the purpose of paying Receivership costs and costs for operating and maintaining the system. The transfer of \$22,735 from the Water Fund to the General Fund was transferred for the purpose of paying additional administrative costs.

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**10. Commitments and Contingencies**

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On January 28, 2021 the District entered into an agreement with Foothills Housing 1 LLC (“Foothills”) to provide wastewater and potable water service to Foothills for indoor use in up to 188 housing units. This is subject to the execution of an Extraterritorial Service Agreement with the District by Foothills. This agreement requires Foothills to reimburse the District for all costs and attorney fees necessary to adjudicate an Augmentation Plan. The District will adjudicate the Augmentation Plan using water rights owned by Foothills. The Extraterritorial Service Agreement will require Foothills to convey the water rights to the District sufficient to serve its future development of residential units.

## **Supplementary Information**

**Conifer Metropolitan District**  
**Schedule of Revenues, Expenditures and Changes**  
**in Fund Balance—Budget and Actual—Debt Service Fund**  
**For the Year Ended December 31, 2021**

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
<b>Revenue:</b>			
Property taxes	\$ 327,000	\$ 326,776	\$ (224)
Ownership taxes	20,000	25,662	5,662
Interest income	-	3,044	3,044
Total revenue	<u>347,000</u>	<u>355,482</u>	<u>8,482</u>
<b>Expenditures:</b>			
Treasurer's fees	5,000	4,947	53
Trustee fees	5,000	3,650	1,350
Bond interest	<u>255,000</u>	<u>440,000</u>	<u>(185,000)</u>
Total expenditures	<u>265,000</u>	<u>448,597</u>	<u>(183,597)</u>
<b>Excess (deficiency)</b>	<u>82,000</u>	<u>(93,115)</u>	<u>(175,115)</u>
<b>Other financing sources (uses):</b>			
Transfers in (out)	<u>(82,000)</u>	<u>(75,912)</u>	<u>6,088</u>
Total other financing sources (uses)	<u>(82,000)</u>	<u>(75,912)</u>	<u>6,088</u>
<b>Excess (deficiency) of revenues and other financing sources over expenditures and other uses</b>	-	(169,027)	(169,027)
 <b>Fund balance—beginning of year</b>	 <u>396,458</u>	 <u>672,457</u>	 <u>275,999</u>
 <b>Fund balance—end of year</b>	 <u>396,458</u>	 <u>503,430</u>	 <u>106,972</u>



**Conifer Metropolitan District**  
**Schedule of Revenues, Expenditures and Changes**  
**in Fund Balance—Budget and Actual—Proprietary Fund**  
**For the Year Ended December 31, 2021**

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
<b>Operating Revenues:</b>				
Program revenue	\$ 422,500	\$ 473,428	\$ 442,145	\$ (31,283)
Total revenues	422,500	473,428	442,145	(31,283)
<b>Operating Expenditures:</b>				
<b>Operations, Repair, and Maintenance</b>				
Water/well monitoring	23,000	21,600	21,600	-
Insurance	28,000	28,320	28,764	(444)
Supplies	5,500	7,468	5,986	1,482
Chemical fees	17,000	15,559	17,956	(2,397)
Operations Contract/K Services	72,500	66,926	67,406	(480)
Maintenance and repair parts	15,000	16,471	17,960	(1,489)
Sludge Haul	20,000	23,607	23,221	386
Snow removal	2,000	3,325	2,325	1,000
Lab test	15,000	11,478	11,392	86
Consulting services	10,000	21,232	25,397	(4,165)
Water right expense	8,000	3,493	3,182	311
Durable equipment purchases	79,000	86,696	79,632	7,064
Utilities	75,000	83,465	67,636	15,829
Trash	1,000	823	818	5
Telephone	4,000	2,426	2,401	25
Fees/permits	3,000	3,155	1,443	1,712
Reimbursed expenses	5,000	5,568	1,068	4,500
Miscellaneous / Bad debts	10,000	5,000	-	5,000
Total Expenditures	393,000	406,612	378,187	28,425
<b>Excess (deficiency) non-GAAP basis</b>	29,500	66,816	63,958	34,458
<b>Other financing sources (uses)</b>				
Miscellaneous income	1,000	1,018	-	(1,018)
Transfers in (out)	(33,000)	(33,000)	(22,735)	(22,735)
Total other financing sources (uses)	(32,000)	(31,982)	(22,735)	(23,753)
<b>Excess (deficiency) of revenues and other sources over expenditures and other uses</b>	(2,500)	34,834	41,223	10,705
<b>Fund balance—beginning of year</b>	(370,300)	(370,300)	14,122,730	-
<b>Fund balance—end of year</b>	\$ (372,800)	\$ (335,466)	\$ 14,163,953	\$ 10,705
<b>Reconciling differences between budgetary basis and generally accepted accounting principles (GAAP):</b>				
Excess (deficiency) of revenues and other sources over expenditures and other uses			\$ 41,223	
Depreciation expense			(340,266)	
Change in net position per Statement of Revenues Expenses and Changes in Net Position			\$ (299,043)	