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

August 29, 2023

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

Re: Canterberry Crossing Metropolitan District II 2022 Annual Report

Dear Ms. Kivela:

Pursuant to Section 32-1-207(3)(c), C.R.S., and the Service Plan for Canterberry Crossing Metropolitan District II (the "District"), approved by the Town of Parker (the "Town") on July 17, 2000, as modified by that certain First Modified Service Plan for the District, approved by the Town on December 17, 2001 (collectively, the "Service Plan"), the District submits the following documents and information to the Town for report year 2022:

- (a) A narrative summary of the progress of the District in implementing its Service Plan for the report year / Conveyances or dedications of facilities or improvements, constructed by the District, to the Town: The District's implementation of its Service Plan proceeded as planned. The District received final acceptance from all appropriate parties for the public improvements authorized under the Service Plan.
- (b) If not exempted from audit, the audited financial statements of the District: The District's 2022 Audit is enclosed.
- (c) Unless disclosed within a separate schedule to the financial statement, a summary of its capital expenditures incurred by the District: None for the 2022 report year.
- (d) Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the report year, including:
  - (i) The amount of outstanding indebtedness: as of December 31, 2022, the outstanding principal on the District's \$9,255,000 General Obligation Refunding Bonds, Series 2018 (the "2018 Bonds") was \$7,895,000 (see Page 27 of the District's 2022 Audit).
  - (ii) The amount and terms of any new District indebtedness or long-term obligations issued in the report year: the District did not issue any new indebtedness or long-term obligations in the 2022 report year.
  - (iii) The amount of payment or retirement of existing indebtedness of the District in the report year: As of December 31, 2022, the District paid/retired \$315,000 in principal under the 2018 Bonds (see Page 18 of the District's 2022 Audit).

- (iv) The total assessed valuation of all taxable properties within the District as of January 1 of the report year: The total assessed valuation of all taxable property within the District as of December 2022 was \$27,204,510; the anticipated total assessed valuation of all taxable property within the District as of December 2023 is \$26,515,600 (see Page 28 of the District's 2022 Audit).
- (v) The current mill levy of the District pledged to debt retirement in the report year: For report year 2022 (collection year 2023), the District imposed a debt service mill levy of 30.000 mills, to be used toward payment/retirement of the District's 2018 Bonds.
- (e) The District's budget for the calendar year in which the annual report is submitted: The District's 2023 Budget is enclosed.
- (f) A summary of residential and commercial development in the District for the report year / Status of the District's construction of public improvements: The District is a completely built-out residential community; therefore, there was no residential nor commercial development within the District for report year 2022.
- (g) A summary of all fees, charges and assessments imposed by the District as of January 1 of the report year: The District ratified the \$700 annual per household Recreation Center Fee collected by The Villages of Parker Master Association, d/b/a Canterberry Crossing Master Association (the "HOA"), to pay operation and maintenance costs associated with the pool and recreation facilities, which are owned by the District.
- (h) Certification by the Board that no action, event or condition enumerated in Section 10.11.06 of the Parker Colorado Municipal Code, as amended, has occurred in the report year: On behalf of the Board of Directors of the District, I certify that no action, event or condition enumerated in Section 10.11.060 of the Town of Parker, Colorado Municipal Code, as amended, has occurred in the Report Year.
- (i) The name of each Board member and its chief administrative officer and general counsel, together with the date, place and time of the regular Board meeting:

<b>Name</b>	<b>Office</b>	<b>Term</b>
Joe Lico	President	5/2023
Vacant		5/2023
Sarah Lewis	Assistant Secretary	5/2025
Vacant		5/2023
Vacant		5/2025

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

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

Annual Meeting Date: The District held its Annual Meeting for 2022 on March 9, 2022, via Microsoft Teams.

- (j) Boundary changes made: No boundary changes were made in 2022.
- (k) Intergovernmental Agreements entered into or terminated: The District did not enter into or terminate any Intergovernmental Agreements during 2022.
- (l) Access information to obtain a copy of rules and regulations adopted: The District has not adopted any rules and regulations as of December 31, 2022. In the event the District adopts rules and regulations in the future, they may be accessed at the offices of CliftonLarsonAllen, LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, CO 80111, or on the District's website: <https://www.canterberrycrossingmdtwo.com/>.
- (m) Summary of litigation involving the District's public improvements: The District was not involved in any litigation during 2022.
- (n) Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any debt instrument: To our knowledge, there were no uncured events of default by the District which continued beyond a ninety (90) day period.
- (o) Any inability of the District to pay its obligations as they come due in accordance with the terms of such obligations, which continues beyond a ninety (90) day period: To our knowledge, the District has been able to pay its obligations as they come due.

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

Sincerely,

*Matt Urkoski*

Matt Urkoski  
District Manager  
CliftonLarsonAllen, LLP

Enclosures (2)

e-copy: Board of Directors w/o enclosures  
Suzanne M. Meintzer, w/o enclosures

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

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION  
YEAR ENDED DECEMBER 31, 2022**

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II  
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### Independent Auditors' Report

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

#### **Opinions**

We have audited the accompanying financial statements of the governmental activities, the business-type activities and each major fund, and the aggregate remaining fund information of the Canterbury Crossing Metropolitan District II (the "District") as of and for the year ended December 31, 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 financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and each major fund of the Canterbury Crossing Metropolitan District II as of December 31, 2022, and the respective changes in financial position, and where applicable, cash flows thereof and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinions**

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

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

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

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

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

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

In performing an audit in accordance with GAAS, we:

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

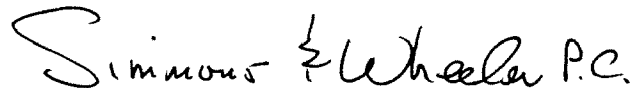
We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### **Other Matters**

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

### Supplementary Information

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

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

Englewood, CO  
June 13, 2023



## **BASIC FINANCIAL STATEMENTS**

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II**  
**STATEMENT OF NET POSITION**  
**DECEMBER 31, 2022**

	Primary Government		
	Governmental Activities	Business- Type Activities	Total
<b>ASSETS</b>			
Cash and Investments	\$ 121,134	\$ 12,717	\$ 133,851
Cash and Restricted Investments	962,158	-	962,158
Receivable - County Treasurer	5,695	-	5,695
Prepaid Insurance	700	-	700
Due from Other Districts	4,209	-	4,209
Property Taxes Receivable	875,015	-	875,015
Community Center, Pool and Equipment	-	352,871	352,871
Total Assets	<u>1,968,911</u>	<u>365,588</u>	<u>2,334,499</u>
<b>LIABILITIES</b>			
Accounts Payable	12,058	-	12,058
Directors' Fees Payable	400	-	400
Bond Interest Payable	30,635	-	30,635
Noncurrent Liabilities:			
Due Within One Year	330,000	-	330,000
Due in More Than One Year	8,123,174	-	8,123,174
Total Liabilities	<u>8,496,267</u>	<u>-</u>	<u>8,496,267</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Property Tax Revenue	875,015	-	875,015
Total Deferred Inflows of Resources	<u>875,015</u>	<u>-</u>	<u>875,015</u>
<b>NET POSITION</b>			
Net Investment in Capital Assets	-	352,871	352,871
Restricted for:			
Emergency Reserve	2,700	-	2,700
Debt Service	862,600	-	862,600
Capital Projects	5,773	-	5,773
Conservation Trust	69,836	-	69,836
Unrestricted	<u>(8,343,280)</u>	<u>12,717</u>	<u>(8,330,563)</u>
Total Net Position	<u>\$ (7,402,371)</u>	<u>\$ 365,588</u>	<u>\$ (7,036,783)</u>

See accompanying Notes to Basic Financial Statements.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II**  
**STATEMENT OF ACTIVITIES**  
**YEAR ENDED DECEMBER 31, 2022**

	Program Revenues			Net Revenues (Expenses) and Changes Net Position			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
<b>FUNCTIONS/PROGRAMS</b>							
Primary Government:							
Governmental Activities:							
General Government	\$ 68,624	\$ -	\$ -	\$ 15,750	\$ (52,874)	\$ -	\$ (52,874)
Interest and Related Costs on Long-Term Debt	331,083	-	-	-	(331,083)	-	(331,083)
Total Governmental Activities	<u>\$ 399,707</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 15,750</u>	(383,957)	-	(383,957)
Business-Type Activities:							
Community Center and Pool	\$ 271,113	\$ 193,001	\$ -	\$ -	-	(78,112)	(78,112)
Total Business-Type Activities	<u>\$ 271,113</u>	<u>\$ 193,001</u>	<u>\$ -</u>	<u>\$ -</u>	-	(78,112)	(78,112)
<b>GENERAL REVENUES</b>							
Property Taxes					897,750	-	897,750
Specific Ownership Taxes					79,388	-	79,388
Net Investment Income					19,612	-	19,612
Total General Revenues					<u>996,750</u>	-	<u>996,750</u>
<b>CHANGE IN NET POSITION</b>					612,793	(78,112)	534,681
Net Position - Beginning of Year					<u>(8,015,164)</u>	<u>443,700</u>	<u>(7,571,464)</u>
<b>NET POSITION - END OF YEAR</b>					<u>\$ (7,402,371)</u>	<u>\$ 365,588</u>	<u>\$ (7,036,783)</u>

See accompanying Notes to Basic Financial Statements.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II**  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
**DECEMBER 31, 2022**

<b>ASSETS</b>	General	Debt Service	Capital Projects	Total Governmental Funds
Cash	\$ 121,134	\$ -	\$ -	\$ 121,134
Cash - Restricted	2,700	888,058	71,400	962,158
Receivable - County Treasurer	518	5,177	-	5,695
Due from Other Districts	-	-	4,209	4,209
Prepaid Insurance	700	-	-	700
Property Taxes Receivable	79,547	795,468	-	875,015
<b>Total Assets</b>	<b>\$ 204,599</b>	<b>\$ 1,688,703</b>	<b>\$ 75,609</b>	<b>\$ 1,968,911</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts Payable	\$ 12,058	\$ -	\$ -	\$ 12,058
Directors' Fees Payable	400	-	-	400
<b>Total Liabilities</b>	<b>12,458</b>	<b>-</b>	<b>-</b>	<b>12,458</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Property Tax Revenue	79,547	795,468	-	875,015
<b>Total Deferred Inflows of Resources</b>	<b>79,547</b>	<b>795,468</b>	<b>-</b>	<b>875,015</b>
<b>FUND BALANCES</b>				
Nonspendable:				
Prepaid Expenses	700	-	-	700
Restricted for:				
Emergencies (TABOR)	2,700	-	-	2,700
Debt Service	-	893,235	-	893,235
Conservation Trust	-	-	69,836	69,836
Assigned to:				
Subsequent Year's Expenditures	9,994	-	-	9,994
Capital Projects	-	-	5,773	5,773
Unassigned	99,200	-	-	99,200
<b>Total Fund Balances</b>	<b>112,594</b>	<b>893,235</b>	<b>75,609</b>	<b>1,081,438</b>
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balances</b>	<b>\$ 204,599</b>	<b>\$ 1,688,703</b>	<b>\$ 75,609</b>	

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

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

Bonds Payable	(7,895,000)
Bond Premium Payable	(558,174)
Accrued Bond Interest Payable	(30,635)

Net Position of Governmental Activities

\$ (7,402,371)

See accompanying Notes to Basic Financial Statements.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**YEAR ENDED DECEMBER 31, 2022**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>REVENUES</b>				
Property Taxes	\$ 81,614	\$ 816,136	\$ -	\$ 897,750
Specific Ownership Taxes	7,217	72,171	-	79,388
Interest Income	592	19,020	-	19,612
Conservation Trust Entitlement	-	-	15,750	15,750
Total Revenues	<u>89,423</u>	<u>907,327</u>	<u>15,750</u>	<u>1,012,500</u>
<b>EXPENDITURES</b>				
Current:				
Accounting	21,474	-	-	21,474
Audit	5,200	-	-	5,200
County Treasurer's Fees	1,225	12,249	-	13,474
Directors' Fees	800	-	-	800
District Management	8,165	-	-	8,165
Dues and Subscriptions	348	-	-	348
Election Expense	4,298	-	-	4,298
Insurance and Bonds	10,920	-	-	10,920
Legal Services	14,691	-	-	14,691
Miscellaneous	1,457	-	-	1,457
Payroll Taxes	46	-	-	46
Debt Service:				
Paying Agent Fees	-	3,500	-	3,500
Bond Interest	-	383,375	-	383,375
Bond Principal	-	315,000	-	315,000
Total Expenditures	<u>68,624</u>	<u>714,124</u>	<u>-</u>	<u>782,748</u>
<b>NET CHANGE IN FUND BALANCES</b>	20,799	193,203	15,750	229,752
Fund Balances - Beginning of Year	<u>91,795</u>	<u>700,032</u>	<u>59,859</u>	<u>851,686</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 112,594</u>	<u>\$ 893,235</u>	<u>\$ 75,609</u>	<u>\$ 1,081,438</u>

See accompanying Notes to Basic Financial Statements.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II  
RECONCILIATION OF THE STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2022**

Net Change in Fund Balances - Governmental Funds	\$ 229,752
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Amounts reported for governmental activities in the statement of activities are different because:

The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The net effect of these differences in the treatment of long-term debt and related items is as follows;

Current Year Bond Principal	315,000
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued Interest on Bond - Change in Liability	1,313
Amortization of Bond Premium	66,728
	68,041

Change in Net Position of Governmental Activities	\$ 612,793
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**CANTERBERRY CROSSING METROPOLITAN DISTRICT II  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2022**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 81,614	\$ 81,614	\$ -
Specific Ownership Taxes	6,529	7,217	688
Interest Income	-	592	592
Total Revenues	<u>88,143</u>	<u>89,423</u>	<u>1,280</u>
<b>EXPENDITURES</b>			
Current:			
Accounting	29,000	21,474	7,526
Auditing	5,500	5,200	300
County Treasurer's Fees	1,224	1,225	(1)
Directors' Fees	1,000	800	200
District Management	20,000	8,165	11,835
Dues and Subscriptions	600	348	252
Election Expense	10,000	4,298	5,702
Insurance and Bonds	13,500	10,920	2,580
Legal Services	15,000	14,691	309
Miscellaneous	1,000	1,457	(457)
Payroll Taxes	75	46	29
Contingency	4,101	-	4,101
Total Expenditures	<u>101,000</u>	<u>68,624</u>	<u>32,376</u>
<b>NET CHANGE IN FUND BALANCE</b>	(12,857)	20,799	33,656
Fund Balance - Beginning of Year	<u>88,358</u>	<u>91,795</u>	<u>3,437</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 75,501</u>	<u>\$ 112,594</u>	<u>\$ 37,093</u>

See accompanying Notes to Basic Financial Statements.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II  
STATEMENT OF NET POSITION –  
PROPRIETARY FUNDS  
YEAR ENDED DECEMBER 31, 2022**

**ASSETS****CURRENT ASSETS**

Cash - Insurance Escrow Account	\$ 12,717
Total Current Assets	<u>12,717</u>

**CAPITAL ASSETS, NET**

Community Center	333,953
HOA Furniture, Fixtures and Equipment	<u>18,918</u>
Total Capital Assets	<u>352,871</u>

Total Assets	365,588
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**LIABILITIES**

Total Liabilities	<u>-</u>
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**NET POSITION**

Net Investment in Capital Assets	352,871
Unrestricted	<u>12,717</u>
Total Net Position	<u><u>\$ 365,588</u></u>

See accompanying Notes to Basic Financial Statements.



**CANTERBERRY CROSSING METROPOLITAN DISTRICT II**  
**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION –**  
**PROPRIETARY FUNDS**  
**YEAR ENDED DECEMBER 31, 2022**

**OPERATING REVENUES**

HOA Fees	\$	192,991
Other Fee Income		10
Total Operating Revenues		193,001

**OPERATING EXPENSES**

Chemicals		22,801
Depreciation		58,776
Management Contract		98,450
Miscellaneous		186
Pool Security		1,102
Electricity		7,859
Water		8,883
Pool Equipment		3,943
Payroll		45,398
Gas		9,229
Repairs and Maintenance		11,078
Storm Water		1,184
Telephone		2,224
Total Operating Expenses		271,113

**OPERATING (LOSS)**

(78,112)

Total Net Position - Beginning of Year

443,700

**TOTAL NET POSITION - END OF YEAR**

\$ 365,588

See accompanying Notes to Basic Financial Statements.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II  
STATEMENT OF CASH FLOWS –  
PROPRIETARY FUNDS  
YEAR ENDED DECEMBER 31, 2022**

**CASH FLOWS FROM OPERATING ACTIVITIES**

Receipts from Customers	\$ 193,001
Payments to Suppliers	<u>(212,660)</u>
Net Cash Provided by Operating Activities	<u>(19,659)</u>

**NET INCREASE IN CASH AND CASH EQUIVALENTS** (19,659)

Cash and Cash Equivalents - Beginning of Year 32,376

**CASH AND CASH EQUIVALENTS - END OF YEAR** \$ 12,717

**RECONCILIATION OF OPERATING LOSS TO NET**

**CASH PROVIDED BY**

Operating Loss	\$ (78,112)
Adjustments to Reconcile Operating Income to Net Cash Provided by Operating Activities:	
Depreciation Expense	58,776
Decrease in Accounts Payable	<u>(323)</u>
Net Cash Provided by Operating Activities	<u><u>\$ (19,659)</u></u>

See accompanying Notes to Basic Financial Statements.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Canterberry Crossing Metropolitan District II (District), a quasi-municipal corporation and political subdivision of the State of Colorado, located entirely in the Town of Parker, Douglas County, Colorado, was organized on January 9, 2001, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the Town of Parker on July 17, 2000, as modified in 2001 (Modified Service Plan). The District was established to provide for construction and financing of street, safety control, water, sanitation and park and recreation facilities and improvements. The street and safety control improvements were dedicated to and are being maintained by the Town of Parker. Water and sanitation improvements were dedicated to and are being maintained by the Parker Water and Sanitation District. Other improvements were dedicated to and are being maintained by the Villages of Parker Master Association, Inc. dba: Canterberry Crossing Master Association (HOA).

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

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

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

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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

**Government-Wide and Fund Financial Statements**

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Both statements distinguish between governmental activities, which normally are supported by taxes and intergovernmental revenues, and business-type activities, which rely to a significant extent on fees and charges for support.

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

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

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

**Government-Wide and Fund Financial Statements (Continued)**

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

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

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

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

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

The District reports the following major governmental funds:

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

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

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

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

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

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

The District reports the following major proprietary fund:

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

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

**Budgets**

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

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

**Pooled Cash and Investments**

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash and investments.

**Cash Equivalents**

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

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

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

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

**Capital Assets**

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

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

**Infrastructure**

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

**Deferred Inflows of Resources**

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, deferred property tax revenue, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

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

**Amortization**

Original Issue Discount/Premium

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

**Equity**

Net Position

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

*Nonspendable Fund Balance* – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

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

*Committed Fund Balance* – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

*Assigned Fund Balance* – The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

*Unassigned Fund Balance* – The residual portion of fund balance that does not meet any of the criteria described above.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

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

Fund Balance (Continued)

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

**NOTE 3 CASH AND INVESTMENTS**

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

Statement of Net Position:

Cash	\$ 133,851
Cash - Restricted	962,158
Total Cash	<u>\$ 1,096,009</u>

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

Deposits with Financial Institutions	\$ 230,413
Investments	865,596
Total Cash	<u>\$ 1,096,009</u>

**Deposits with Financial Institutions**

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

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

At December 31, 2022, the District's cash deposits had a bank balance of \$230,958 and a carrying balance of \$230,413.

**Investments**

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

The District generally limits its concentration of investments to those noted with an asterisk (\*) below, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.



**CANTERBERRY CROSSING METROPOLITAN DISTRICT II  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

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

**Investments (Continued)**

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

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

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

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

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted-Average Under 60 Days	<u>\$ 865,596</u>

**CSAFE**

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

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

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

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

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

**CSAFE (Continued)**

A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE CASH FUND is rated AAmmf and CSAFE CORE is rated AAf/S1 by Fitch Ratings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

**NOTE 4 CAPITAL ASSETS**

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

	Balance at December 31, 2021	Additions	Retirements	Balance at December 31, 2022
<b>Business-Type Activities:</b>				
Capital Assets, Not Being Depreciated:				
HOA Furniture and Fixtures	\$ 6,532	\$ -	\$ -	\$ 6,532
Total Capital Assets, Not Being Depreciated	6,532	-	-	6,532
Capital Assets, Being Depreciated:				
Community Center and Pool	1,368,072	-	-	1,368,072
HOA Equipment	63,801	-	-	63,801
Total Capital Assets, Being Depreciated	1,431,873	-	-	1,431,873
Less Accumulated Depreciation for:				
Community Center and Pool	(979,396)	(54,723)	-	(1,034,119)
HOA Equipment	(47,362)	(4,053)	-	(51,415)
Total Accumulated Depreciation	(1,026,758)	(58,776)	-	(1,085,534)
Business-Type Activities Capital Assets, Net	<u>\$ 411,647</u>	<u>\$ (58,776)</u>	<u>\$ -</u>	<u>\$ 352,871</u>

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

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 4 CAPITAL ASSETS (CONTINUED)**

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

**NOTE 5 LONG-TERM OBLIGATIONS**

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

	Balance December 31, 2021	Additions	Deletions	Balance December 31, 2022	Due Within One Year
Refunding Tax Free 2018 Bonds	\$ 8,210,000	\$ -	\$ 315,000	\$ 7,895,000	\$ 330,000
Bond Premium	624,902	-	66,728	558,174	-
Total Long-Term Obligations	<u>\$ 8,834,902</u>	<u>\$ -</u>	<u>\$ 381,728</u>	<u>\$ 8,453,174</u>	<u>\$ 330,000</u>

**Series 2018 Bonds**

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

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

The Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$5,000, in any order of maturity and in whole or partial maturities, on December 1, 2028, and on any date thereafter, upon payment of par plus accrued interest to the redemption date (with no redemption premium).

**Unused Lines of Credit**

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

**Collateral**

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

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

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

**Events of Default**

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

**Termination Events**

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

**Acceleration**

The Series 2018 Bonds are not subject to acceleration.

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

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 330,000	\$ 367,625	\$ 697,625
2024	360,000	351,125	711,125
2025	375,000	333,125	708,125
2026	410,000	314,375	724,375
2027	430,000	293,875	723,875
2028-2032	2,555,000	1,122,625	3,677,625
2033-2037	3,435,000	424,125	3,859,125
Total	<u>\$ 7,895,000</u>	<u>\$ 3,206,875</u>	<u>\$ 11,101,875</u>

**Authorized Debt**

On November 7, 2000, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$26,000,000 at an interest rate not to exceed 12% per annum. At December 31, 2022, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

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

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

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

**Authorized Debt (Continued)**

According to the Modified Service Plan, the District is limited to issuing \$13,000,000 in debt (except for bonds issued for refunding purposes). The Modified Service Plan limits the District's debt service mill levy to 35 mills, provided, however, such mill levy may be adjusted for changes in the methodology for determining valuation of taxable property, for so long as the ratio of the District's debt to assessed valuation exceeds 50% reduced by the number of mills necessary to pay unlimited mill levy general obligation debt, if any, and any amount necessary to pay operation and maintenance expenses. The debt service mill levy imposed by the District in 2021 for collection in 2022 was 30.000 mills.

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

**NOTE 6 NET POSITION**

The District has net position consisting of three components – net investment in capital assets, restricted, and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2022, the District had a net investment in capital assets of \$352,871.

Restricted assets include net position that is restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had restricted net position as of December 31, 2022, as follows:

Restricted Net Position:	
Emergency Reserve	\$ 2,700
Debt Service	862,600
Capital Projects	5,773
Conservation Trust	69,836
Total Restricted Net Position	<u>\$ 940,909</u>

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

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 7 AGREEMENTS**

**Management Agreement**

On May 21, 2002, the District entered into an Agreement with CCMD and the HOA, whereby the HOA will manage and maintain the operation of the Community Center and pool owned by the District and CCMD (Management Agreement). The Management Agreement was amended on May 15, 2007, to clarify certain administrative functions and responsibilities of the HOA. The District imposes a fee on all users of the Community Center and the pool pursuant to a Resolution adopted on October 15, 2002, as amended. On October 26, 2020, the District adopted a Resolution adopting the Recreation Center Fees and approving the Recreation Center Budget for the 2021 calendar and fiscal year. This resolution replaces all of the prior resolutions regarding Recreation Center Fees. This fee is charged to the residents via the monthly fees that they pay to the HOA. Upon the repayment of the general obligation debt, including any refundings thereof, the District will convey the Community Center and pool over to the HOA.

**Intergovernmental Agreement with Parker Properties Metropolitan District No. 1**

On November 15, 2011, the District entered into an intergovernmental agreement with Parker Properties Metropolitan District No. 1 (Parker Properties) where they agreed to transfer certain monies available after their dissolution to the District for use in funding the operation and maintenance or capital improvements to the Recreation Center.

**NOTE 8 RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

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

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

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 9 TAX, SPENDING, AND DEBT LIMITATIONS**

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

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

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

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

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

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

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

**SUPPLEMENTARY INFORMATION**



**CANTERBERRY CROSSING METROPOLITAN DISTRICT II  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2022**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 816,135	\$ 816,136	\$ 1
Specific Ownership Taxes	65,291	72,171	6,880
Interest Income	250	19,020	18,770
Total Revenues	<u>881,676</u>	<u>907,327</u>	<u>25,651</u>
<b>EXPENDITURES</b>			
Paying Agent Fees	5,000	3,500	1,500
County Treasurer's Fees	12,242	12,249	(7)
Bond Interest - Series 2018	383,375	383,375	-
Bond Principal - Series 2018	315,000	315,000	-
Contingency	4,383	-	4,383
Total Expenditures	<u>720,000</u>	<u>714,124</u>	<u>5,876</u>
<b>NET CHANGE IN FUND BALANCE</b>	161,676	193,203	31,527
Fund Balance - Beginning of Year	<u>700,473</u>	<u>700,032</u>	<u>(441)</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 862,149</u>	<u>\$ 893,235</u>	<u>\$ 31,086</u>

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II  
CAPITAL PROJECTS FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2022**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Conservation Trust Entitlement	\$ 20,000	\$ 15,750	\$ (4,250)
Total Revenues	<u>20,000</u>	<u>15,750</u>	<u>(4,250)</u>
<b>EXPENDITURES</b>			
Conservation Trust Project	<u>80,294</u>	<u>-</u>	<u>80,294</u>
Total Expenditures	<u>80,294</u>	<u>-</u>	<u>80,294</u>
<b>NET CHANGE IN FUND BALANCE</b>	(60,294)	15,750	76,044
Fund Balance - Beginning of Year	<u>60,294</u>	<u>59,859</u>	<u>(435)</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ 75,609</u>	<u>\$ 75,609</u>

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II  
ENTERPRISE FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUNDS AVAILABLE –  
BUDGET AND ACTUAL (BUDGETARY BASIS)  
YEAR ENDED DECEMBER 31, 2022**

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
HOA Fees	\$ 192,500	\$ 192,500	\$ 192,991	\$ 491
Other Fee Income	-	-	10	10
Total Revenues	<u>192,500</u>	<u>192,500</u>	<u>193,001</u>	<u>501</u>
<b>EXPENDITURES</b>				
Chemicals	13,000	23,000	22,801	199
Electricity	10,000	10,000	7,859	2,141
Gas	6,000	9,250	9,229	21
Kitchen Supplies	650	650	-	650
License and Permits	100	100	-	100
Management Contract	91,750	97,000	98,450	(1,450)
Miscellaneous	1,000	1,000	186	814
Office Supplies	800	800	-	800
Payroll	33,000	33,000	45,398	(12,398)
Pool Enhancements	1,000	1,000	-	1,000
Pool Equipment	-	4,000	3,943	57
Pool Security	9,600	9,600	1,102	8,498
Pool Tags	2,000	2,000	-	2,000
Repairs and Maintenance	12,000	12,000	11,078	922
Storm Water	1,400	1,400	1,184	216
Telephone	2,200	2,200	2,224	(24)
Water	8,000	8,000	8,883	(883)
Total Expenditures	<u>192,500</u>	<u>215,000</u>	<u>212,337</u>	<u>2,663</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES - BUDGET BASIS</b>				
	<u>\$ -</u>	<u>\$ (22,500)</u>	(19,336)	<u>\$ 3,164</u>
<b>ADJUSTMENTS TO RECONCILE BUDGET BASIS TO GAAP BASIS</b>				
Depreciation Expense			<u>(58,776)</u>	
<b>CHANGE IN NET ASSETS</b>				
			(78,112)	
Net Position - Beginning of Year			<u>443,700</u>	
<b>NET POSITION - END OF YEAR</b>				
			<u>\$ 365,588</u>	

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2022**

9,255,000 General Obligation Refunding Bonds  
Series 2018

Dated October 10, 2018

Principal Due Annually December 1

Interest at 3.75% to 5.00% Payable

June 1 and December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 330,000	\$ 367,625	\$ 697,625
2024	360,000	351,125	711,125
2025	375,000	333,125	708,125
2026	410,000	314,375	724,375
2027	430,000	293,875	723,875
2028	450,000	272,375	722,375
2029	475,000	249,875	724,875
2030	510,000	226,125	736,125
2031	540,000	200,625	740,625
2032	580,000	173,625	753,625
2033	610,000	144,625	754,625
2034	655,000	114,125	769,125
2035	685,000	81,375	766,375
2036	730,000	55,688	785,688
2037	755,000	28,312	783,312
	<u>\$ 7,895,000</u>	<u>\$ 3,206,875</u>	<u>\$ 11,101,875</u>

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II  
FIVE YEAR SUMMARY OF ASSESSED VALUATION,  
MILL LEVY, AND PROPERTY TAXES COLLECTED  
DECEMBER 31, 2022**

Year Ended December 31,	Assessed Valuation for Current Year Property Tax Levy	Mills Levied for		Total Property Taxes		Percent Collected to Levied
		General	Debt Service	Levied	Collected	
2018	\$ 24,118,780	3.000	35.500	\$ 928,573	\$ 928,574	100.00%
2019	24,119,470	3.000	35.500	928,601	928,601	100.00
2020	26,129,400	3.000	30.000	862,270	862,271	100.00
2021	26,218,000	3.000	30.000	865,194	865,195	100.00
2022	27,204,510	3.000	30.000	897,749	897,750	100.00
Estimated for Calendar Year Ending December 31, 2023	\$ 26,515,600	3.000	30.000	\$ 875,015		

**Note:**

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

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II**

**ANNUAL BUDGET**

**FOR THE YEAR ENDING DECEMBER 31, 2023**

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II**  
**SUMMARY**  
**2023 BUDGET**  
**WITH 2021 ACTUAL AND 2022 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/18/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 683,975	\$ 894,005	\$ 1,086,419
REVENUES			
Property taxes	865,195	897,749	875,015
Specific ownership tax	83,438	71,820	78,751
Interest income	429	4,030	41,300
CTF proceeds	18,565	20,000	22,000
Other revenue	30	15	-
User fees	190,323	180,000	234,200
Total revenues	<u>1,157,980</u>	<u>1,173,614</u>	<u>1,251,266</u>
Total funds available	<u>1,841,955</u>	<u>2,067,619</u>	<u>2,337,685</u>
EXPENDITURES			
General Fund	59,516	90,000	100,000
Debt Service Fund	697,926	720,000	720,000
Capital Projects Fund	-	-	101,859
Enterprise Fund	190,508	171,200	234,200
Total expenditures	<u>947,950</u>	<u>981,200</u>	<u>1,156,059</u>
Total expenditures and transfers out requiring appropriation	<u>947,950</u>	<u>981,200</u>	<u>1,156,059</u>
ENDING FUND BALANCES	<u>\$ 894,005</u>	<u>\$ 1,086,419</u>	<u>\$ 1,181,626</u>
EMERGENCY RESERVE	\$ 2,600	\$ 2,700	\$ 2,800
CONSERVATION TRUST FUND RESERVE	54,086	74,086	-
UNASSIGNED	5,773	5,773	-
ENTERPRISE FUND RESERVE	42,319	51,134	51,134
TOTAL RESERVE	<u>\$ 104,778</u>	<u>\$ 133,693</u>	<u>\$ 53,934</u>

No assurance provided. See summary of significant assumptions.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2023 BUDGET**  
**WITH 2021 ACTUAL AND 2022 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/18/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
<b>ASSESSED VALUATION</b>			
Residential - Single-Family	\$ 26,094,350	\$ 27,072,460	\$ 26,315,150
Commercial	250	250	250
State assessed	123,400	131,800	200,200
Certified Assessed Value	<u>\$ 26,218,000</u>	<u>\$ 27,204,510</u>	<u>\$ 26,515,600</u>
<b>MILL LEVY</b>			
General	3.000	3.000	3.000
Debt Service	30.000	30.000	30.000
Total mill levy	<u>33.000</u>	<u>33.000</u>	<u>33.000</u>
<b>PROPERTY TAXES</b>			
General	\$ 78,654	\$ 81,614	\$ 79,547
Debt Service	786,540	816,135	795,468
Levied property taxes	<u>865,194</u>	<u>897,749</u>	<u>875,015</u>
Adjustments to actual/rounding	1	-	-
Budgeted property taxes	<u>\$ 865,195</u>	<u>\$ 897,749</u>	<u>\$ 875,015</u>
<b>BUDGETED PROPERTY TAXES</b>			
General	<b>\$ 78,654</b>	<b>\$ 81,614</b>	<b>\$ 79,547</b>
Debt Service	<b>786,541</b>	<b>816,135</b>	<b>795,468</b>
	<u><b>\$ 865,195</b></u>	<u><b>\$ 897,749</b></u>	<u><b>\$ 875,015</b></u>

No assurance provided. See summary of significant assumptions.



**CANTERBERRY CROSSING METROPOLITAN DISTRICT II**  
**GENERAL FUND**  
**2023 BUDGET**  
**WITH 2021 ACTUAL AND 2022 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/18/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 65,046	\$ 91,795	\$ 89,968
REVENUES			
Property taxes	78,654	81,614	79,547
Specific ownership tax	7,585	6,529	7,159
Interest income	26	30	3,300
Total revenues	<u>86,265</u>	<u>88,173</u>	<u>90,006</u>
Total funds available	<u>151,311</u>	<u>179,968</u>	<u>179,974</u>
EXPENDITURES			
General and administrative			
Accounting	24,106	24,000	26,000
Auditing	5,200	5,500	5,500
County Treasurer's fee	1,180	1,224	1,193
Directors' fees	700	1,000	1,000
Dues and licenses	512	348	400
Insurance and bonds	11,303	10,920	12,000
District management	8,059	10,000	15,000
Legal services	7,899	18,000	20,000
Miscellaneous	519	1,000	1,000
Payroll taxes	38	75	75
Election expense	-	3,989	4,500
Contingency	-	13,944	13,332
Total expenditures	<u>59,516</u>	<u>90,000</u>	<u>100,000</u>
Total expenditures and transfers out requiring appropriation	<u>59,516</u>	<u>90,000</u>	<u>100,000</u>
ENDING FUND BALANCE	<u>\$ 91,795</u>	<u>\$ 89,968</u>	<u>\$ 79,974</u>
EMERGENCY RESERVE	<u>\$ 2,600</u>	<u>\$ 2,700</u>	<u>\$ 2,800</u>
TOTAL RESERVE	<u><u>\$ 2,600</u></u>	<u><u>\$ 2,700</u></u>	<u><u>\$ 2,800</u></u>

No assurance provided. See summary of significant assumptions.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II**  
**DEBT SERVICE FUND**  
**2023 BUDGET**  
**WITH 2021 ACTUAL AND 2022 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/18/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 535,162	\$ 700,032	\$ 865,458
REVENUES			
Property taxes	786,541	816,135	795,468
Specific ownership tax	75,853	65,291	71,592
Interest income	403	4,000	38,000
Total revenues	<u>862,797</u>	<u>885,426</u>	<u>905,060</u>
Total funds available	<u>1,397,959</u>	<u>1,585,458</u>	<u>1,770,518</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	11,802	12,242	11,932
Contingency	-	4,383	5,443
Debt Service			
Paying agent fees	3,500	5,000	5,000
Bond interest - Series 2018	397,625	383,375	367,625
Bond principal - Series 2018	285,000	315,000	330,000
Total expenditures	<u>697,927</u>	<u>720,000</u>	<u>720,000</u>
Total expenditures and transfers out requiring appropriation	<u>697,927</u>	<u>720,000</u>	<u>720,000</u>
ENDING FUND BALANCE	<u>\$ 700,032</u>	<u>\$ 865,458</u>	<u>\$ 1,050,518</u>

No assurance provided. See summary of significant assumptions.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II  
CAPITAL PROJECTS FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/18/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 41,294	\$ 59,859	\$ 79,859
REVENUES			
CTF proceeds	18,565	20,000	22,000
Total revenues	<u>18,565</u>	<u>20,000</u>	<u>22,000</u>
Total funds available	<u>59,859</u>	<u>79,859</u>	<u>101,859</u>
EXPENDITURES			
Conservation Trust Project	-	-	101,859
Total expenditures	<u>-</u>	<u>-</u>	<u>101,859</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>101,859</u>
ENDING FUND BALANCE	<u>\$ 59,859</u>	<u>\$ 79,859</u>	<u>\$ -</u>
CONSERVATION TRUST FUND RESERVE	\$ 54,086	\$ 74,086	\$ -
UNASSIGNED	5,773	5,773	-
TOTAL RESERVE	<u>\$ 59,859</u>	<u>\$ 79,859</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II**  
**ENTERPRISE FUND**  
**2023 BUDGET**  
**WITH 2021 ACTUAL AND 2022 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/18/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUNDS AVAILABLE	\$ 42,473	\$ 42,319	\$ 51,134
REVENUES			
Other revenue	30	15	-
User Fees	190,323	180,000	234,200
Total revenues	<u>190,353</u>	<u>180,015</u>	<u>234,200</u>
Total funds available	<u>232,826</u>	<u>222,334</u>	<u>285,334</u>
EXPENDITURES			
Operations and maintenance			
Chemicals	11,415	13,000	20,000
Electricity	7,953	6,500	10,000
Gas	6,434	5,500	12,000
Kitchen supplies	-	-	800
License and Permits	-	-	100
Management contract	90,000	90,000	103,000
Miscellaneous	6,047	2,000	500
Office supplies	-	-	800
Payroll	34,994	28,000	48,000
Pool Equipment	437	2,000	-
Pool enhancements	339	-	4,000
Pool Security	8,520	-	7,200
Pool tags	1,660	-	2,000
Repairs and maintenance	11,568	13,000	12,000
Storm Water	1,132	2,000	1,400
Telephone	2,173	2,200	2,400
Water	7,835	7,000	10,000
Total expenditures	<u>190,507</u>	<u>171,200</u>	<u>234,200</u>
Total expenditures and transfers out requiring appropriation	<u>190,507</u>	<u>171,200</u>	<u>234,200</u>
ENDING FUNDS AVAILABLE	<u>\$ 42,319</u>	<u>\$ 51,134</u>	<u>\$ 51,134</u>
ENTERPRISE FUND RESERVE	42,319	51,134	51,134
TOTAL RESERVE	<u>\$ 42,319</u>	<u>\$ 51,134</u>	<u>\$ 51,134</u>

No assurance provided. See summary of significant assumptions.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

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

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

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

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

**Revenue**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenue (Continued)**

**Property Taxes (Continued)**

Senate Bill 21-293 among other things, designates multi-family residential real property (defined generally, as property that is a multi-structure of four or more units) as a new subclass of residential real property. For tax collection year 2023, the assessment rate for single family residential property decreases to 6.95% from 7.15%. The rate for multifamily residential property, the newly created subclass, decreases to 6.80% from 7.15%. Agricultural and renewable energy production property decreases to 26.4% from 29.0%. Producing oil and gas remains at 87.5%. All other nonresidential property stays at 29%.

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

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The forecast assumes the District's share will be equal to approximately 9% of the property taxes collected by the District.

**Interest**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4%.

**Users Fees**

The District has budgeted \$234,200 in user fees to be collected from users of the pool at the community center.

**Conservation Trust (Lottery Proceeds)**

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

**Expenditures**

**Administrative and Operating Expenses**

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

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures (Continued)**

**County Treasurer's Fees**

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

**Capital Projects**

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

**Debt and Leases**

**Series 2018 Bonds**

On October 10, 2018 the District issued \$9,255,000 in General Obligation Refunding Bonds Series 2018. The Series 2018 bonds bear per annum interest at 5.00%, payable semiannually on June 1 and December 1 of each year commencing December 1, 2018. The Bonds are scheduled to mature in 2037. They are subject to optional and mandatory sinking fund redemption prior to maturity. The Bonds are subject to redemption prior to maturity on December 1, 2028 with no redemption premium. Proceeds from the sale of the Bonds were used for the purposes of refunding the 2013 Loan and paying costs incidental to the issuance of the Bonds and the refunding of the 2013 Loan. The District's current debt service schedule is attached.

The District has no operating or capital leases.

	Balance at December 31, 2021	Additions	Reductions	Balance at December 31, 2022
Refunding Tax Free				
2018 Bonds	\$ 8,210,000	\$ -	\$ 315,000	\$ 7,895,000
Bond Premium	624,902	-	66,729	558,173
Total	<u>\$ 8,834,902</u>	<u>\$ -</u>	<u>\$ 381,729</u>	<u>\$ 8,453,173</u>

	Balance at December 31, 2022	Additions	Reductions	Balance at December 31, 2023
Refunding Tax Free				
2018 Bonds	\$ 7,895,000	\$ -	\$ 330,000	\$ 7,565,000
Bond Premium	558,173	-	63,987	494,186
Total	<u>\$ 8,453,173</u>	<u>\$ -</u>	<u>\$ 393,987</u>	<u>\$ 8,059,186</u>

**CANTERBERRY CROSSING METROPOLITAN DISTRICT II  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Reserve Funds**

**Emergency Reserve**

The District has provided for an emergency reserve equal to at least 3% of the fiscal year spending for 2023, as defined under TABOR.

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



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

**\$9,255,000 General Obligation Refunding Bonds**

**Series 2018**

**Dated October 10, 2018**

**Principal due December 1**

**Interest Rate 5.00% Payable**

**June 1 and December 1**

<b>Year Ended December 31,</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2023	\$ 330,000	\$ 367,625	\$ 697,625
2024	360,000	351,125	711,125
2025	375,000	333,125	708,125
2026	410,000	314,375	724,375
2027	430,000	293,875	723,875
2028	450,000	272,375	722,375
2029	475,000	249,875	724,875
2030	510,000	226,125	736,125
2031	540,000	200,625	740,625
2032	580,000	173,625	753,625
2033	610,000	144,625	754,625
2034	655,000	114,125	769,125
2035	685,000	81,375	766,375
2036	730,000	55,688	785,688
2037	755,000	28,312	783,312
	<u>\$ 7,895,000</u>	<u>\$ 3,206,875</u>	<u>\$ 11,101,875</u>

No assurance provided. See summary of significant assumptions.