

**MOUNTAIN SKY METROPOLITAN DISTRICT
ANNUAL REPORT
TO
THE CITY OF FORT LUPTON
FISCAL YEAR ENDING DECEMBER 31, 2022**

ANNUAL REPORT REQUIREMENT:

Pursuant to Section VII of the Service Plan for Mountain Sky Metropolitan District (“District”), and Sections 32-1-207(3)(c)(I) and (II), C.R.S., the District shall be responsible for submitting an annual report to the City Clerk no later than August 1st of each year following the year in which the Order and Decree creating the District has been recorded.

The annual report shall include information as to any of the following as of December 31st of the subject calendar year:

For calendar year 2022 the District submits the following information:

1. Boundary changes made to any District’s boundary.

There were no changes made to the District’s boundaries in 2022, nor were any changes proposed.

2. Intergovernmental Agreements either entered into or proposed.

No new intergovernmental agreements were entered into in 2022.

3. Copies of the District’s rules and regulations, if any.

The Mountain Sky Declaration of Covenants and Design Guidelines can be found on the District’s website: www.mountainskymetrodistrict.org.

4. A summary of any litigation which involves the District.

None.

5. Status of the District’s financing, acquisition, installation or construction of the Public Improvements.

During 2022, the District accepted the following Phase 3 Public Improvements:

Streets, Water, Storm Sewer, Sanitary Sewer, and Traffic and Safety Controls infrastructure installed for the benefit of the Mountain Sky Subdivision.

The remaining on-site public improvements to be dedication to the City, consisting of Streets, Water, Storm Sewer, Sanitary Sewer, and Traffic and Safety Controls, were accepted by the District in early 2023.

6. **A list of all Public Improvements financed, acquired, installed or constructed by the District that have been dedicated to and accepted by the City as of December 31st.**

A Preliminary Acceptance Letter was issued by the City effective December 15, 2020 for Phase 2 Public Infrastructure including:

On-site improvements: roadway improvements, potable water main, non-potable water main and storm sewer improvements.

Off-site improvements: Fulton Ditch crossing at South College Avenue, water main connection under Hwy 52, non-potable water main connection under Hwy 52 and drainage channel to the regional detention pond.

The Phase 2 Public Infrastructure received final acceptance from the City in late 2022.

A Preliminary Acceptance Letter was issued by the City effective December 1, 2021 for Phase 3 Public Infrastructure including:

On-site improvements: roadway improvements, potable water main, non-potable water main and storm sewer improvements.

7. **The assessed valuation of the District for the current year.**

The 2023 assessed valuation is \$10,238,140.00.

8. **Current year's budget.**

The 2023 adopted budget is attached as Exhibit A.

9. **An independent audit of the District's financial statements or audit exemption, if applicable.**

The District's 2022 final audit is attached as Exhibit B.

10. **Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.**

None.

11. **Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.**

None to date.

Respectfully submitted this 1st day of August, 2023.

Fritsche Law LLC


By 
Joan M. Fritsche
Attorney for the District

EXHIBIT A
2023 BUDGET

Mountain Sky Metropolitan District
Statement of Net Position
September 30, 2022

	General Fund	Debt Service Fund- Bonds	Debt Service Fund- Notes	Capital Fund	Fixed Assets & LTD	Total
ASSETS						
CASH						
Chase Bank Checking	39,298					39,298
Bond Account - Series 2020A		298,616				298,616
Debt Service Reserve - Series 2020A		313,753				313,753
Debt Service Surplus - Series 2020A		393,121				393,121
Bond Account - Series 2020B		82,032				82,032
Project Account - Series 2020A				-		-
Project Account - Series 2020B				-		-
Investment In Pooled Cash	4,686	1,442	176	(6,304)		-
TOTAL CASH	43,984	1,088,963	176	(6,304)	-	1,126,820
OTHER CURRENT ASSETS						
Prepaid Expenses	-	-	-	-		-
Due From County Treasurer	-	-	-	-		-
Property Taxes Receivable	122	73	537			732
Accounts Receivable-Developer	-	-	-	-		-
Accounts Receivable-Other	-	-	-	-		-
TOTAL OTHER CURRENT ASSETS	122	73	537	-	-	732
FIXED ASSETS						
Capital Assets					420,377	420,377
Accumulated Depreciation					(1,931)	(1,931)
TOTAL FIXED ASSETS	-	-	-	-	418,446	418,446
TOTAL ASSETS	44,106	1,089,036	713	(6,304)	418,446	1,545,997
LIABILITIES & DEFERRED INFLOWS						
CURRENT LIABILITIES						
Accounts Payable	10,192	-	-	-		10,192
Retainage Payable						-
TOTAL CURRENT LIABILITIES	10,192	-	-	-	-	10,192
DEFERRED INFLOWS						
Deferred Property Taxes	122	73	537			732
TOTAL DEFERRED INFLOWS	122	73	537	-	-	732
LONG-TERM LIABILITIES						
Developer Payable- Operations Note	-				-	-
Developer Payable- Capital Note					185,989	185,989
Accrued Interest- Operations Note					-	-
Accrued Interest- Capital					(22,339)	(22,339)
Bonds Payable - Series 2020A					3,925,000	3,925,000
Bonds Payable - Series 2020B					937,000	937,000
Junior Subordinate Note- Series 2021					4,247,986	4,247,986
Accrued Interest-Series 2020A					16,354	16,354
Accrued Interest-Series 2020B					138,928	138,928
Accrued Interest- Junior Sub- 2021					-	-
Bond Premium-Net of Amortization					120,407	120,407
TOTAL LONG-TERM LIABILITIES	-	-	-	-	9,549,325	9,549,325
TOTAL LIAB & DEF INFLOWS	10,314	73	537	-	9,549,325	9,560,249
NET POSITION						
Net Investment in Capital Assets					418,446	418,446
Amount to be Provided for Debt					(9,549,325)	(9,549,325)
Fund Balance- Non-Spendable	-					-
Fund Balance- Restricted	4,231	1,088,963	176	(6,304)		1,087,067
Fund Balance- Assigned	-					-
Fund Balance- Unassigned	29,561					29,561
TOTAL NET POSITION	33,792	1,088,963	176	(6,304)	(9,130,880)	(8,014,252)
	=	=	=	=	=	=

Mountain Sky Metropolitan District
Statement of Revenues, Expenditures, & Changes In Fund Balance
Modified Accrual Basis For the Period Indicated

Print Date: 1/25/2023

	2021 Audited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Favorable (Unfavor)	2023 Adopted Budget	2023 Notes/Assumptions
Property Tax Summary									
Assessed Valuation									
Oil & Gas	11,440,700	3,792,960	3,792,960	3,792,960				6,826,730	Final Assessed Valuation
Residential	-	26,960	26,960	26,960				2,401,430	Final Assessed Valuation
Vacant Land, State Assd, Personal Ppty, Other	36,660	489,250	489,250	489,250				1,009,980	Final Assessed Valuation
Total Assessed Valuation	11,477,360	4,309,170	4,309,170	4,309,170				10,238,140	
Mill Levy - Operations	10.000	10.007	10.007	10.007				20.682	20 Mills, Adjusted
Mill Levy - Debt	50.000	50.035	50.035	50.035				51.704	50 Mills, Adjusted
Total Mill Levy	60.000	60.042	60.042	60.042				72.386	
Property Tax Revenue - Operations	114,774	43,122	43,122	43,122				211,745	All AV * Mill Levy / 1,000
Property Tax Revenue - Debt Service- 2020 Bonds	1,833	25,829	25,829	25,829				176,384	Non O&G AV * Mill Levy / 1,000
Property Tax Revenue - Debt Service- Notes	572,035	189,781	189,781	189,781				352,969	O&G AV * Mill Levy / 1,000
Total Property Taxes	688,642	258,731	258,731	258,731				741,098	
	=	=	=	=				=	
GENERAL FUND									
REVENUE									
Property taxes	114,774	43,122	43,122	43,122	43,000	43,122	(122)	211,745	All AV * Mill Levy / 1,000
Specific ownership taxes	5,743	1,940	1,940	1,940	1,710	1,132	578	10,587	5% of Property Taxes
Design Review Fees	-	-	-	-	-	-	-	-	
Interest income	1	-	-	20	7	-	7	-	
Other income	-	-	-	-	-	-	-	-	
TOTAL REVENUE	120,518	45,062	45,062	45,082	44,717	44,254	463	222,332	

No assurance is provided on these financial statements;
substantially all disclosures required by GAAP omitted.

Mountain Sky Metropolitan District
Statement of Revenues, Expenditures, & Changes In Fund Balance
Modified Accrual Basis For the Period Indicated

Print Date: 1/25/2023

	2021 Audited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Favorable (Unfavor)	2023 Adopted Budget	2023 Notes/Assumptions
GENERAL FUND (Continued)									
EXPENDITURES									
Administration									
Accounting & Administration	38,574	42,000	42,000	46,000	35,883	31,920	(3,963)	40,000	Transfer Administration to Teleos
Audit	5,800	6,100	6,100	5,800	5,800	6,100	300	6,250	Based on 2022 Forecast
Legal	25,229	29,000	29,000	29,000	20,930	22,620	1,690	30,500	Based on 2022 Forecast
Bank Fees, Supplies, Misc Other	1,162	1,250	1,250	1,400	980	833	(147)	1,400	Bank fees, Bill.com, Other
Treasurer's fees	1,722	647	647	647	645	647	2	3,176	1.5% of Taxes Levied
Election	-	3,500	3,500	3,000	2,387	3,500	1,113	3,150	Assumed Cancelled
Dues and subscriptions	385	500	500	383	383	500	117	500	SDA dues
Insurance & Bonds	2,407	2,650	2,650	2,280	2,280	2,650	370	5,000	Liability, D&O, Add Property in 2023
Website	748	800	800	1,400	1,077	600	(477)	730	\$150/Qtr; Domain renewal, \$100 contingency
Organizational Costs	-	-	-	10,362	10,362	-	(10,362)	-	
Contingency	-	15,000	15,000	5,000	-	-	-	10,000	For unforeseen needs
Total Administration	76,026	101,447	101,447	105,272	80,727	69,370	(11,357)	100,706	
Operations and Maintenance									
Managent, Administration DRC & CCR Compliance	2,481	6,000	6,000	10,000	4,500	4,000	(500)	33,600	Teleos To Handle All Admin & Management in 2023
DRC & CCR Compliance Expenses	-	-	-	3,000	2,068	-	(2,068)	3,000	CCR Compliance Expenses
Native Grass Mowing	2,000	2,500	2,500	-	-	2,500	2,500	2,500	Non- Maintained Areas
Common Area & Park Maintenance	-	7,000	7,000	10,885	10,885	1,400	(9,485)	30,000	Common Areas -Developer estimate
Irrigation Repair and Maintenance	-	1,000	1,000	4,000	2,330	667	(1,663)	10,000	Common Areas
Tree & Shrub Replacements	-	-	-	-	-	-	-	-	Under warranty in 2023
Snow Removal	-	2,000	2,000	2,000	-	1,000	1,000	20,000	Common Areas -Developer estimate
Utilities - Water	-	7,500	7,500	750	-	3,750	3,750	7,500	Common Areas
Utilities - Electricity	-	1,000	1,000	100	-	500	500	1,000	Common Areas
Pest Control	-	-	-	-	-	-	-	-	
Contingency	-	10,000	10,000	5,000	-	-	-	10,000	Unforeseen Needs
Total Operations and Maintenance	4,481	37,000	37,000	35,735	19,783	13,817	(5,966)	117,600	
Debt Service									
Developer Repayment- Principal	-	-	-	-	-	-	-	-	
Developer Repayment- Interest	-	-	-	-	-	-	-	-	
Total Debt Service	-	-	-	-	-	-	-	-	
TOTAL GENERAL FUND EXPENDITURES	80,507	138,447	138,447	141,007	100,510	83,187	(17,323)	218,306	
REVENUE OVER / (UNDER) EXPENDITURES	40,011	(93,384)	(93,384)	(95,925)	(55,793)	(38,933)	(16,860)	4,026	
OTHER SOURCES / (USES)									
Transfers To Capital Fund	-	-	-	-	-	-	-	-	
Developer Advances	-	25,000	25,000	27,000	-	-	-	-	Projected Need
TOTAL OTHER SOURCES / (USES)	-	25,000	25,000	27,000	-	-	-	-	
CHANGE IN FUND BALANCE	40,011	(68,384)	(68,384)	(68,925)	(55,793)	(38,933)	(16,860)	4,026	
BEGINNING FUND BALANCE	49,574	80,834	80,834	89,585	89,585	80,834	8,751	20,660	
ENDING FUND BALANCE	89,585	12,449	12,449	20,660	33,792	41,901	(8,109)	24,686	
COMPONENTS OF FUND BALANCE									
Non-Spendable	2,280	-	-	5,000	-	-	-	5,250	Prepaid Insurance
Restricted- TABOR Emergency Reserve	2,416	4,153	4,153	4,231	4,231	-	-	6,549	3% of Expenditures
Assigned- Repairs & Maintenance Reserve	-	-	-	-	-	-	-	-	No Funds Available
Assigned- Next Year Budget Deficit	68,384	-	-	-	-	-	-	-	Assume 2024 Breakeven
Unassigned	16,504	8,296	8,296	11,429	29,561	-	-	12,887	
TOTAL ENDING FUND BALANCE	89,585	12,449	12,449	20,660	33,792	41,901	(8,109)	24,686	

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substantially all disclosures required by GAAP omitted.

Mountain Sky Metropolitan District
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Print Date: 1/25/2023

	2021 Audited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Favorable (Unfavor)	2023 Adopted Budget	2023 Notes/Assumptions
DEBT SERVICE FUND- BONDS									
REVENUE									
Property Taxes- Non O&G Property	1,833	25,829	25,829	25,829	25,756	25,829	(73)	176,384	Non O&G AV * Mill Levy / 1,000
Specific Ownership Taxes- All Property	28,717	9,702	9,702	9,702	8,551	5,660	2,892	26,468	5% of Property Taxes
System Development Fees	445,000	635,000	635,000	380,000	380,000	635,000	(255,000)	-	All Collected By End of 2022
Interest Income	273	10,300	10,300	9,000	7,806	6,867	940	20,000	Budget High to Allow For Contingency
TOTAL REVENUE	475,823	680,831	680,831	424,531	422,113	673,355	(251,242)	222,851	
EXPENDITURES									
Treasurers Fees- Non O&G Property	27	387	387	387	386	387	1	2,646	1.5% of Taxes Levied
Bank/Trustee - Monthly Fee	52	75	75	711	311	50	(261)	300	Based on 2022 Forecast
Interest- Series 2020A	196,250	196,250	196,250	196,250	98,125	98,125	-	196,250	Per Amortization Schedule
Principal- Series 2020A	-	-	-	-	-	-	-	-	Per Amortization Schedule
Interest - Series 2020B	-	217,764	217,764	87,105	-	-	-	206,655	Paydown of Accd Interest
Principal- Series 2020B	-	59,000	59,000	-	-	-	-	-	Remaining Available Funds
Developer Advance Interest- From Bond Proceeds	-	-	-	-	-	-	-	-	
Developer Advance Principal- From Bond Proceeds	-	-	-	-	-	-	-	-	
Annual Paying Agent / Trustee Fees	7,000	6,000	6,000	7,000	7,000	6,000	(1,000)	7,000	Based on 2022 Forecast
Bond Issuance Costs	-	-	-	-	-	-	-	-	
Contingency	-	10,000	10,000	-	-	-	-	10,000	Unforeseen Needs/ Additional Revenues
TOTAL EXPENDITURES	203,330	489,477	489,477	291,454	105,823	104,562	(1,260)	422,851	
REVENUE OVER / (UNDER) EXPENDITURES	272,493	191,354	191,354	133,077	316,290	568,793	(252,502)	(200,000)	
OTHER SOURCES / (USES)									
Transfers (to) / from Capital Fund	-	-	-	-	-	-	-	-	
Bond Proceeds	-	-	-	-	-	-	-	-	
Bond Premium	-	-	-	-	-	-	-	-	
Developer Advance	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	272,493	191,354	191,354	133,077	316,290	568,793	(252,502)	(200,000)	
BEGINNING FUND BALANCE	500,180	514,735	514,735	772,673	772,673	514,735	257,938	905,750	
ENDING FUND BALANCE	772,673	706,089	706,089	905,750	1,088,963	1,083,527	5,436	705,750	
COMPONENTS OF FUND BALANCE	=	=	=	=	=	=	=	=	
Debt Service Reserve Account	313,325	313,250	313,250	313,250	313,753			313,250	Required By Bonds
Surplus Account (\$392,500 Cap)	256,583	392,500	392,500	392,500	393,121			392,500	Build to \$392,500 Maximum Required Balance
Bond Payment Account	98,130	339	339	200,000	382,089			-	\$200K required to be held at the end of 2022
Restricted for Debt Service	104,635	-	-	-	-			-	
TOTAL FUND BALANCE	772,673	706,089	706,089	905,750	1,088,963			705,750	

Mountain Sky Metropolitan District
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Print Date: 1/25/2023

DEBT SERVICE FUND- NOTES

REVENUE

Property Taxes- Oil & Gas
Property Taxes- Other
Specific Ownership Taxes (Pledged to Bonds)
Interest Income
Other Income
Cost Recovery- Master Public Improv Agreement

TOTAL REVENUE

EXPENDITURES

Treasurer's Fees
Developer Note Interest- From O&G Revenue
Developer Note Principal- From O&G Revenues
Contingency

TOTAL EXPENDITURES

REVENUE OVER / (UNDER) EXPENDITURES

OTHER SOURCES / (USES)

Transfers (to)/from Other Funds
Developer Advance

TOTAL OTHER SOURCES / (USES)

CHANGE IN FUND BALANCE

BEGINNING FUND BALANCE

ENDING FUND BALANCE

	2021 Audited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Favorable (Unfavor)	2023 Adopted Budget	2023 Notes/Assumptions
REVENUE									
Property Taxes- Oil & Gas	572,036	189,781	189,781	189,781	189,244	189,781	(537)	352,969	O&G AV * Mill Levy / 1,000
Property Taxes- Other	-	-	-	-	-	-	-	-	
Specific Ownership Taxes (Pledged to Bonds)	-	-	-	-	-	-	-	-	All Pledged to Series 2020 Bonds
Interest Income	6	-	-	50	30	-	30	100	
Other Income	-	5,000	5,000	-	-	3,333	(3,333)	10,000	Contingency to avoid budget amendment
Cost Recovery- Master Public Improv Agreement	-	-	417,186	417,186	417,186	-	417,186	-	None Anticipated
TOTAL REVENUE	572,042	194,781	611,967	607,017	606,460	193,114	413,346	363,069	
EXPENDITURES									
Treasurer's Fees	8,581	2,847	2,847	2,847	2,839	2,847	8	5,295	1.5% of Taxes Levied
Developer Note Interest- From O&G Revenue	25,837	186,934	40,154	40,154	40,154	186,934	146,780	50,000	Interest Accrual Until Funds Available for Payment
Developer Note Principal- From O&G Revenues	708,700	-	563,966	563,398	563,398	-	(563,398)	298,500	Remaining Funds Available
Contingency	-	5,000	5,000	-	-	3,333	3,333	10,000	Contingency to avoid budget amendment
TOTAL EXPENDITURES	743,118	194,781	611,967	606,398	606,391	193,114	(413,277)	363,795	
REVENUE OVER / (UNDER) EXPENDITURES	(171,076)	-	-	618	69	-	69	(726)	
OTHER SOURCES / (USES)									
Transfers (to)/from Other Funds	-	-	-	-	-	-	-	0	
Developer Advance	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	-	-	-	-	-	-	-	0	
CHANGE IN FUND BALANCE	(171,076)	-	-	618	69	-	69	(726)	
BEGINNING FUND BALANCE	171,183	-	-	107	107	-	107	726	
ENDING FUND BALANCE	107	-	-	726	176	-	176	-	
	=	=	=	=	=	=	=	=	

Mountain Sky Metropolitan District
Statement of Revenues, Expenditures, & Changes In Fund Balance
Modified Accrual Basis For the Period Indicated

Print Date: 1/25/2023

	2021 Audited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Favorable (Unfavor)	2023 Adopted Budget	2023 Notes/Assumptions
CAPITAL FUND									
REVENUE									
Interest income	-	-	-	-	-	-	-	-	
TOTAL REVENUE	-	-	-	-	-	-	-	-	
EXPENDITURES									
<u>Contract- On-Site Infrastructure</u>									
General Requirements	-	270,000	270,000	-	-	-	-	-	
Erosion Control & Earthwork	-	-	-	-	-	-	-	-	
Streets & Misc Improvements	-	1,852,000	1,852,000	1,928,693	1,928,693	-	(1,928,693)	-	
Sanitary Sewer	-	746,000	746,000	946,479	946,479	-	(946,479)	-	
Storm Drainage	-	449,000	449,000	-	-	-	-	-	
Water Infrastructure - Potable & Non-Potable	-	1,348,000	1,348,000	407,964	407,964	-	(407,964)	-	
<u>Contract- Off-Site Infrastructure</u>									
General Requirements	-	-	-	-	-	-	-	-	
Streets & Misc Improvements	-	1,610,000	1,610,000	660,362	660,362	-	(660,362)	-	
Sanitary Sewer	-	-	-	-	-	-	-	-	
Storm Drainage	-	-	-	-	-	-	-	-	
Water Infrastructure - Potable & Non-Potable	-	150,000	150,000	-	-	-	-	-	
<u>Contract- Change Orders</u>									
Change Orders 1-3 De-Watering	-	-	-	-	-	-	-	-	
Change Order 4- Redesign 72" CMP & 24" RCP	-	-	-	-	-	-	-	-	
Change Order 5- Irrigation Sleeves	-	-	-	-	-	-	-	-	
Change Order 6- CR 29 1/2 Overlay	-	-	-	-	-	-	-	-	
<u>Contingency</u>		500,000	500,000	-	-	-	-	-	
TOTAL CONTRACT COSTS	-	6,925,000	6,925,000	3,943,497	3,943,497	-	(3,943,497)	-	
<u>Other Capital Costs</u>									
Landscaping & Signage	66,795	200,000	200,000	304,489	304,489	-	(304,489)	-	
Construction Management	-	427,500	427,500	-	-	-	-	-	
Pre-Construction Services	-	-	-	-	-	-	-	-	
Water In Lieu Fees	860,040	-	-	-	-	-	-	-	
Permit Fees	-	10,000	10,000	-	-	-	-	-	
Engineering (Rokeh)	528	10,000	10,000	-	-	-	-	-	
Construction Observation & Testing (EECS)	-	30,000	30,000	-	-	-	-	-	
Other- Monitoring Wells & Curtain Drain	-	12,000	12,000	-	-	-	-	-	
Engineering - Cost Certification	-	10,000	10,000	7,215	7,215	-	(7,215)	-	
Bank/Trustee - Monthly Fee	-	2,000	2,000	-	-	-	-	-	
Other Capital	-	-	-	-	-	-	-	1,725,014	Remaining Costs To Be Certified
Contingency	-	100,000	100,000	-	-	-	-	2,000,000	Remaining Costs To Be Certified
TOTAL EXPENDITURES	927,363	7,726,500	7,726,500	4,255,201	4,255,201	-	(4,255,201)	3,725,014	
REVENUE OVER / (UNDER) EXPENDITURES	(927,363)	(7,726,500)	(7,726,500)	(4,255,201)	(4,255,201)	-	(4,255,201)	(3,725,014)	
OTHER SOURCES / (USES)									
Transfer (to)/from General Fund	-	-	-	-	-	-	-	-	
Transfer (to)/from Debt Fund	-	-	-	-	-	-	-	(0)	
Junior Subordinate Note- Series 2021 Draws	-	-	-	4,247,986	4,247,986	-	4,247,986	1,725,014	Fill to \$6M Cap
Developer Advances	928,274	7,726,500	7,726,500	6,304	-	-	-	2,000,000	Remaining Balances Added to Developer Payable
TOTAL OTHER SOURCES / (USES)	928,274	7,726,500	7,726,500	4,254,290	4,247,986	-	4,247,986	3,725,014	
CHANGE IN FUND BALANCE	911	-	-	(911)	(7,215)	-	(7,215)	-	
BEGINNING FUND BALANCE	-	-	-	911	911	-	911	-	
ENDING FUND BALANCE	911	-	-	-	(6,304)	-	(6,304)	-	

No assurance is provided on these financial statements;
substantially all disclosures required by GAAP omitted.

MOUNTAIN SKY METROPOLITAN DISTRICT
2023 BUDGET MESSAGE

Mountain Sky Metropolitan District is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act.

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

The following budget is prepared on the modified accrual basis of accounting.

Budget Strategy

The District was formed to provide for all or part of the Public Improvements, as defined in the district's Service Plan, for the use and benefit of all anticipated inhabitants and taxpayers of the district. The primary purpose of the district is to finance the construction of these Public Improvements.

Revenues

The District will impose an operating mill levy of 20.682 mills to fund the operating costs of the District. The District will also impose a debt service mill levy of 51.704 mills to fund repayment of debt.

Expenditures

The District anticipates utilizing three funds:

- The General Fund, to account for general operating expenditures.
- The Debt Service Funds (segregated into separate funds to account for principal and interest payments on Bonds vs. Jr. Subordinate Notes).
- The Capital Fund, to account for infrastructure expenditures and acceptances related to both onsite and offsite public improvements to be constructed and/or accepted during the year.

The District has provided for an Emergency Reserve Fund in the amount of 3% of the total fiscal year expenditures in the General Fund in accordance with the TABOR Amendment.

EXHIBIT B
2022 AUDIT

**MOUNTAIN SKY METROPOLITAN DISTRICT
FORT LUPTON, COLORADO**

**FINANCIAL STATEMENTS AND
INDEPENDENT AUDITOR'S REPORT**

December 31, 2022

MOUNTAIN SKY METROPOLITAN DISTRICT

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Mountain Sky Metropolitan District
Fort Lupton, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Mountain Sky Metropolitan District (the "District"), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Mountain Sky Metropolitan District, as of December 31, 2022, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards 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 generally accepted auditing standards, 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 Mountain Sky Metropolitan District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the required budgetary comparison schedule for the general fund, as identified in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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 opinions on the basic financial statements are 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 budgetary comparisons for the capital improvement fund and for the debt service fund, as identified 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.

FredrickZink & Associates, PC

FredrickZink & Associates, PC
Durango, Colorado
July 22, 2023

BASIC FINANCIAL STATEMENTS

MOUNTAIN SKY METROPOLITAN DISTRICT

STATEMENT OF NET POSITION

December 31, 2022

	Governmental Activities
ASSETS	
Current assets	
Equity in pooled cash and investments.....	\$ 941,224
Due from County Treasurer.....	1,192
Property taxes receivable.....	741,098
Other receivables.....	-
Prepaid expenses.....	2,323
Total current assets.....	1,685,837
Capital assets.....	409,508
Total assets	\$ 2,095,345
LIABILITIES	
Current liabilities	
Accounts payable.....	\$ 6,357
Accrued interest payable.....	354,712
Total current liabilities.....	361,069
Noncurrent liabilities	
Long-term obligations, less current portion.....	9,437,401
Total liabilities	\$ 9,798,470
DEFERRED INFLOWS OF RESOURCES	
Deferred property tax revenue.....	\$ 741,098
NET POSITION	
Net investment in capital assets.....	\$ (9,027,893)
Restricted	
Emergencies.....	3,889
Capital replacement.....	-
Debt service.....	914,886
Unrestricted.....	(335,105)
Total net position	\$ (8,444,223)

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

MOUNTAIN SKY METROPOLITAN DISTRICT

STATEMENT OF ACTIVITIES

For the year ended December 31, 2022

Functions / Programs	Expenses	Capital Grants and Contributions	Net (Expense) Revenue and Change in Net Position
Governmental activities:			
General government.....	\$ 4,102,240	\$ 797,186	\$ (3,305,054)
Interest on long-term debt.....	501,814	-	(501,814)
Other costs of long-term debt.....	802	-	(802)
	<u>\$ 4,604,856</u>	<u>\$ 797,186</u>	<u>(3,807,670)</u>
General revenues			
Property taxes.....			258,197
Specific ownership taxes.....			15,210
Interest income.....			17,697
			<u>291,104</u>
			Change in net position.....
			(3,516,566)
			Net position, beginning of year.....
			(4,927,657)
			Net position, end of year.....
			<u>\$ (8,444,223)</u>

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

MOUNTAIN SKY METROPOLITAN DISTRICT

BALANCE SHEET - GOVERNMENTAL FUNDS

December 31, 2022

	General	Capital Improvement	Debt Service	Total
ASSETS				
Equity in pooled cash and investments.....	\$ 27,332	\$ -	\$ 913,892	\$ 941,224
Due from County Treasurer.....	198	-	994	1,192
Property taxes receivable.....	211,745	-	529,353	741,098
Other receivables.....	-	-	-	-
Prepaid expenses.....	2,323	-	-	2,323
Total assets.....	\$ 241,598	\$ -	\$ 1,444,239	\$ 1,685,837
LIABILITIES				
Accounts payable.....	\$ 6,357	\$ -	\$ -	\$ 6,357
Total liabilities.....	6,357	-	-	6,357
DEFERRED INFLOWS OF RESOURCES				
Deferred property tax revenue.....	211,745	-	529,353	741,098
Total deferred inflows of resources.....	211,745	-	529,353	741,098
FUND BALANCE				
Nonspendable.....	2,323	-	-	2,323
Restricted				
Emergencies.....	3,889	-	-	3,889
Capital replacement.....	-	-	-	-
Debt service.....	-	-	914,886	914,886
Unassigned.....	17,284	-	-	17,284
Total fund balance.....	23,496	-	914,886	938,382
Total liabilities, deferred inflows of resources, and fund balance.....	\$ 241,598	\$ -	\$ 1,444,239	\$ 1,685,837

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

MOUNTAIN SKY METROPOLITAN DISTRICT

RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES

TO NET POSITION OF GOVERNMENTAL ACTIVITIES

December 31, 2022

Total fund balance - governmental fund.....	\$	938,382
Amounts reported for the governmental activities in the statement of net position are different because:		
Capital assets are not financial resources and therefore are not reported in the funds.....		409,508
Bonds payable and other long-term debt are not due and payable in the current period, and therefore are not reported in the governmental funds.....		(9,437,401)
Accrued interest payable on outstanding bonds and other long-term debt do not require current financial resources, and therefore are not reported in the governmental funds.....		<u>(354,712)</u>
Total net position - governmental activities.....	\$	<u>(8,444,223)</u>

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

MOUNTAIN SKY METROPOLITAN DISTRICT

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

GOVERNMENTAL FUNDS

For the year ended December 31, 2022

	General	Capital Improvement	Debt Service	Total Governmental Funds
REVENUES				
Property taxes.....	\$ 43,033	\$ -	\$ 215,164	\$ 258,197
Specific ownership taxes.....	2,535	-	12,675	15,210
System development fees.....	-	-	380,000	380,000
Cost recoveries.....	-	-	417,186	417,186
Interest income.....	8	-	17,689	17,697
Total Revenues	45,576	-	1,042,714	1,088,290
EXPENDITURES				
Current operating				
Accounting.....	43,534	-	-	43,534
Audit.....	5,800	-	-	5,800
Covenant compliance.....	11,635	-	-	11,635
Election.....	2,724	-	-	2,724
Insurance - other.....	2,280	-	-	2,280
Legal.....	26,969	-	-	26,969
Maintenance.....	21,452	-	-	21,452
Organizational costs.....	10,362	-	-	10,362
Office.....	3,027	-	-	3,027
Treasurers fees.....	646	-	3,228	3,874
Utilities.....	1,207	-	-	1,207
Capital outlay.....	-	4,257,926	-	4,257,926
Debt service				
Principal.....	-	-	563,398	563,398
Interest.....	-	-	326,180	326,180
Trustee fees.....	-	-	7,000	7,000
Other fees.....	-	-	802	802
Total expenditures.....	129,636	4,257,926	900,608	5,288,170
Excess of revenues over (under) expenditures.....	(84,060)	(4,257,926)	142,106	(4,199,880)
Other financing sources (uses)				
Junior Subordinate Note - Series 2021 draws.....	-	4,247,986	-	4,247,986
Developer advances	17,971	9,029	-	27,000
Total other financing sources (uses).....	17,971	4,257,015	-	4,274,986
Net change in fund balances.....	(66,089)	(911)	142,106	75,106
Fund balances, beginning of year.....	89,585	911	772,780	863,276
Fund balances, end of year.....	\$ 23,496	\$ -	\$ 914,886	\$ 938,382

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

MOUNTAIN SKY METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the year ended December 31, 2022

Net change in fund balances - total governmental funds	\$ 75,106
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures in the year the costs are incurred; however, the government-wide financial statements report capital outlays as an addition to capital assets. The cost of capital assets is allocated to expense over the estimated useful lives of the underlying assets.	
Capital asset additions.....	4,247,986
Depreciation expense.....	(8,938)
Capital assets contributed to other governments.....	(3,943,498)
Net difference in capital outlay treatment.....	295,550
Governmental funds report debt principal payments as other financing uses; however, the government-wide financial statements report debt principal payments as reductions of long-term debt.....	
	563,398
Governmental funds report debt proceeds as other financing sources; however, the government-wide financial statements report debt proceeds as increases in long-term debt.....	
	(4,274,986)
Amortization of bond premium is reported in the Statement of Activities, but does not provide current financial resources; therefore, the change in bond premium is not reported as other financing sources in the governmental funds.....	
	5,981
Accrued interest expense on long-term debt is reported in the Statement of Activities but does not require the use of current financial resources; therefore, the change in accrued interest expense is not reported as an expenditure in the governmental funds.....	
	(181,615)
Change in net position - governmental activities.....	\$ (3,516,566)

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

MOUNTAIN SKY METROPOLITAN DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS - Continued

December 31, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the Mountain Sky Metropolitan District, herein referred to as the District, conform to generally accepted accounting principles (GAAP) as applicable to governmental units. The District applies all relevant Governmental Accounting Standards Board (GASB) pronouncements. Significant accounting policies of the District are described below.

A. Reporting entity

The District was organized pursuant to provisions set forth in the Colorado Special District Act. The governing body of the District consists of a five-member Board of Directors which is elected by the registered voters within the District. The purpose of the District is to construct, operate, and maintain public improvements for the use and benefit of the inhabitants of the District.

The Governmental Accounting Standards Board (GASB) has specified the criteria to be used in defining a governmental entity for financial reporting purposes. The reporting entity consists of (a) the primary government; i.e., the District, and (b) organizations for which the District is financially accountable. The District is considered financially accountable for legally separate organizations if it is able to appoint a voting majority of an organization's governing body and is either able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the District. Consideration is also given to other organizations that are fiscally dependent; i.e., unable to adopt a budget, levy taxes, or issue debt without approval by the District. Organizations for which the nature and significance of their relationship with the District are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete are also included in the reporting entity.

Based on the criteria discussed above, the District's financial statements do not include any component units, nor do they exclude any potential component units requiring inclusion in the District's reporting entity, nor is the District a component unit of any other government. The District's financial statements include the accounts of all District operations.

B. Basis of presentation

Government-Wide Financial Statements

The statement of net position and the statement of activities display information about the primary government (the District). These statements include the financial activities of the overall government. The statement of net position presents the financial condition of the governmental activities of the District at year-end. The statement of changes in net position presents a comparison between direct expenses and program revenues for each program or function of the District's governmental activities.

In the statement of activities, direct expenses are those that are specifically associated with a service, program or department and, therefore, clearly identifiable to a particular function. 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. Revenues which are not classified as program revenues are presented as general revenues of the District, with certain limited exceptions.

For grants and contributions, the determining factor is to which function the revenues are restricted. Taxes and other items not properly included among program revenues are reported instead as general revenues.

The comparison of direct expenses with program revenues identifies the extent to which each governmental function is self-financing or draws from the general revenues of the District.

MOUNTAIN SKY METROPOLITAN DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS - Continued

December 31, 2022

Fund Financial Statements

The District segregates transactions related to certain functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance by segregating transactions related to certain governmental functions or activities. Fund financial statements are designed to present financial information of the District at this more detailed level. The focus of governmental fund financial statements is on major funds. Each major fund is presented in a separate column.

Governmental accounting systems are organized and operated on a fund basis. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts that comprise its assets, liabilities, fund equity, revenues and expenditures. The District's funds are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions or limitations based upon the purposes for which they are to be spent and by the means by which spending activities are controlled. The various funds of the District are outlined in the following paragraphs:

Governmental Fund Types

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures, other financing uses, and special items) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

General Fund – The general fund is used to account for all financial resources, except those required to be accounted for in another fund. The general fund balance is available to the District for any purpose, provided it is expended or transferred according to general laws of Colorado and the bylaws of the District.

Capital Improvement Fund – The capital improvement fund is used to account for proceeds from the General Obligation Bond and developer advances that are used for major capital and equipment additions.

Debt Service Fund – The debt service fund is used to account for accumulation of resources for, and payment of, long-term bond obligation and developer advances principal, interest and related costs.

C. Measurement focus and basis of accounting

Government-Wide Financial Statements

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 at the time liabilities are incurred, regardless of when the related cash flows take place. Non-exchange transactions, in which the District receives value without directly giving equal value in return, consist of property taxes, other taxes and fines and penalties. All assets and all liabilities associated with the operation of the District are included on the statement of net position.

Fund Financial Statements

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. The District considers all revenues available if they are collected within 60 days after year-end. The following revenue sources are considered susceptible to accrual because they are both measurable and available to finance expenditures of the current period:

- Property Taxes
- Specific Ownership Taxes

MOUNTAIN SKY METROPOLITAN DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS - Continued

December 31, 2022

Taxpayer-assessed local property and specific ownership taxes are considered "measurable" when in the hands of intermediary collecting governments and are recognized as revenue at that time. Expenditures are recorded when the related fund liability is incurred, except for un-matured principal and interest on general long-term debt, which is recognized when due. Proceeds of general long-term liabilities are reported as other financing sources.

D. Budgets

The District uses the following procedures in establishing the budgetary data reflected in the financial statements:

- 1) Prior to October 15, the District Board receives a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them. A "Notice of Budget" is published when the budget is received.
- 2) Public hearings are held to obtain taxpayer comments.
- 3) Prior to December 15, the Board shall adopt, by resolution, the budget for the ensuing fiscal year and shall certify the tax levy to the Board of County Commissioners.
- 4) On or before December 31, the Board shall pass an annual appropriating resolution in which such sums of money shall be appropriated as the Board deems necessary to defray all expenses and liabilities of the District during the ensuing year.
- 5) The District's budgets are adopted on a basis consistent with generally accepted accounting principles for governmental entities. Annual appropriated budgets are adopted for all funds. The level of control in the budget at which expenditures exceed appropriations is at the fund level.
- 6) After adoption of the budget ordinance, the District may make by ordinance the following changes: a) supplemental appropriations to the extent of revenues in excess of the estimated budget; b) emergency appropriations; c) reduction of appropriations for which originally estimated revenues are insufficient.
- 7) Expenditures may not legally exceed appropriations at the fund level. Board approval is required for changes in the total budget of any fund. Budget amounts included in the financial statements are based on final legally amended budgets.
- 8) Budget appropriations lapse at the end of each year.

The District legally adopted annual budgets for all of the District's funds for 2022. A supplemental appropriation was adopted for the debt service fund for the current year, increasing the original appropriation of \$684,258 to \$1,101,444.

E. Restricted Assets and Classification of Fund Balance

Assets are reported as restricted when limitations on their use change the nature or normal understanding of the availability of the asset. Such constraints are either imposed by creditors, contributors, grantors, laws of other governments, or imposed by enabling legislation. It is the District's policy to use restricted assets first when an expense is incurred for which both restricted and unrestricted assets are available.

In the governmental fund financial statements fund balance is reported in five classifications.

MOUNTAIN SKY METROPOLITAN DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS - Continued

December 31, 2022

Nonspendable: Nonspendable is that portion of fund balance that are not in spendable form, for example prepaid expenses or inventories. The District had nonspendable fund balance due to prepaid expenses at the end of the year.

Restricted: The Colorado Constitution as amended by TABOR (see separate statutory compliance note) requires local governments to establish emergency reserves to be used for declared emergencies only. Emergencies, as defined by TABOR, exclude economic conditions, revenue shortfalls, or salary or fringe benefit increases. Additionally, the District's fund balance in the debt service fund is restricted for debt service as required by its bond indenture. It is the District's policy to use restricted fund balance first when an expense is incurred for which both restricted and unrestricted fund balance are available.

Committed: Committed is that portion of fund balance that has been committed by the highest level of formal action of the District's Board of Directors and does not lapse at year-end. The District does not have any committed fund balance at year end. It is the District's policy to use committed fund balance first when an expense is incurred for which both restricted and unrestricted fund balance are available.

Assigned: Assignments of fund balance are designated by District management.

Unassigned: Fund balance that has not been reported in any other classification is reported as unassigned.

F. Property Taxes Receivable and Deferred Revenue

Property taxes are levied on December 15, and attach as an enforceable lien on property on January 1st of the following year, payable in either one installment (no later than April 30th) or two equal installments (not later than February 28th and June 15th) without interest or penalty. Taxes not paid within the prescribed time bear interest at the rate of one percent (1%) per month until paid. Unpaid amounts and the accrued interest thereon become delinquent on June 16th. Property taxes are levied and collected on behalf of the District by Weld County and are reported as revenue when received by the County Treasurers. Property taxes levied in the current year and payable in the following year are reported as a receivable at December 31; however, since the taxes are not available to pay current liabilities, the receivable is recorded as deferred revenue

G. Capital Assets

All capital assets purchased or acquired with an original cost in excess of the capitalization thresholds set by the District are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated assets are valued at their estimated fair value on the date of the donation. Repairs and maintenance are recorded as expenditures as incurred; while additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Most capital assets acquired have been or will be dedicated to other local governments in accordance with the District's service plan.

H. Use of Estimates

Management uses estimates and assumptions in preparing these financial statements in accordance with generally accepted accounting principles. Those estimates and assumptions affect the reported amounts of assets and liabilities and the reported revenues and expenses. Actual results could vary from the estimates that were used.

MOUNTAIN SKY METROPOLITAN DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS - Continued

December 31, 2022

2. CASH AND INVESTMENTS

The District's policy in determining which items are treated as cash equivalents include cash, demand deposits, treasury bills, and other short-term, highly liquid investments that are readily convertible to cash and have original maturities of three months or less.

Investments are reported at fair value which is determined using selected bases. Short term investments are reported at cost which approximates fair value. Securities traded on a national or international exchange are valued at the last quoted market price. Cash deposits are reported at carrying amounts which reasonably estimates fair value.

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. The eligible depository is required to pledge to the Colorado Division of Banking a pool of collateral having a market value that at all times exceeds 102 percent of uninsured aggregate public deposits. The eligible collateral is determined by the PDPA, which includes obligations of the United States, the State of Colorado, Local Colorado governments, and obligations secured by first lien mortgages on real property located in the state. 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 State Regulatory Commission for banks and financial services is required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

There is no custodial credit risk for public deposits collateralized under PDPA.

In order to facilitate the recording of cash transactions and maximize interest earnings, the District has pooled cash deposits for all funds. The District maintains accountability for each fund's equity in pooled cash. Interest earnings for combined funds are generally distributed based on monthly cash balances.

At December 31, 2022, all of the District's deposits were held in eligible depositories as required by PDPA in accordance with state statute, and had total balances (as reflected on the bank's records, before outstanding items) on deposit of \$32,251 which was covered by FDIC insurance.

The District has not adopted a formal investment policy; however, the District invests public funds in a manner which will provide the highest investment return with the maximum security, meet daily cash flow demands, and conform to all federal, state and local statutes governing the investment of public funds. This applies to the investment of all financial assets of all funds of the District over which it exercises financial control.

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

Obligations of the United States and certain U.S. governmental agency securities, including securities issued by FNMA (federal national mortgage association), GNMA (governmental national mortgage association), FHLMC (federal home loan mortgage corporation), the federal farm credit bank, the federal land bank, the export-import bank, and by the Tennessee Valley Authority, and certain international agency securities, including the World Bank

General obligation and revenue bonds of U.S. local government entities, the District of Columbia, and territorial possessions of the U.S. rated in the highest two rating categories by two or more nationally recognized rating agencies

Bankers' acceptances of certain banks

Certain securities lending agreements

Commercial paper

MOUNTAIN SKY METROPOLITAN DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS - Continued

December 31, 2022

Written repurchase agreements collateralized by certain authorized securities
Certain money market funds

Guaranteed investment contracts
Local government investment pools

The investing local government's own securities including certificates of participation and lease obligations.

Local Government Investment Pool (COLOTRUST)

Included in cash and cash equivalents is \$908,973 held in the Colorado Local Government Liquid Asset Trust (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund. The Trust offers shares in three portfolios, COLOTRUST Prime (Prime), COLOTRUST Plus+ (Plus+) and COLOTRUST Edge (Edge). All portfolios may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies and instrumentalities, and repurchase agreements collateralized with certain U.S. government agencies or instrumentalities. Plus+ and Edge may also invest in the highest rated commercial paper. The Prime and Plus+ portfolios are restricted to a weighted average maturity (WAM) of 60 days or less while the Edge portfolio incorporates longer-dated securities with a WAM of 60 days or more. Both Prime and Plus+ portfolios are rated AAAm by Standard and Poor's and the EDGE portfolio is rated AAAf/S1 by Fitch Ratings.

As of December 31, 2022, the District had \$0 invested in Prime, \$908,973 invested in Plus+, and \$0 invested in Edge.

Certain investments are measured at fair value on a recurring basis are categorized within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure an asset's fair value; 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 investments are not required to be categorized within the fair value hierarchy. These investments are measured at amortized cost or in certain circumstances the value is calculated using the net asset value (NAV) per share, or its equivalent of the investment. These investments include 2a7-like external investment pools and money market investments. The District held investments in COLOTRUST at year end for which the investment valuations were determined as follows.

COLOTRUST records its investments at fair value and the District records its investments in COLOTRUST at net asset value as determined by fair value. Each share of Prime and Plus is equal in value to \$1.00 and the redemption frequency is daily with no redemption notice period. Edge's net asset value is managed to approximate a \$10.00 transactional share price and the redemption frequency is five business days. The principal value of an Edge investment may fluctuate and could be greater or less than \$10.00 per share at time of purchase, prior to redemption, and at the time of redemption. There are no unfunded commitments.

The following is a summary of cash and cash equivalents:

	Fair Value
Bank deposits	\$ 32,251
COLOTRUST	908,973
Total cash and cash equivalents	<u>\$ 941,224</u>

MOUNTAIN SKY METROPOLITAN DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS - Continued

December 31, 2022

Risk Disclosures

Additional investment and deposit disclosures for credit risk, interest rate risk, and foreign currency risk, as required by GASB Statement No. 40, Deposit and Investment Risk Disclosures, are included below.

To minimize custodial credit risk, or the risk that an insurer or other counterparty to an investment will not fulfill its obligations, state law limits District investments to those where the issuer is rated in one of the three highest rating categories by one or more nationally recognized organizations that rate such issuers. The District has deposits in COLOTRUST Plus+. COLOTRUST is rated AAAM by Standard & Pools.

The concentration of credit risk, or the risk of loss attributed to the magnitude of a government's investment in a single issuer, occurs when deposits are not diversified. District policy places no limit on the amount the District may invest in any one issuer; however, the District maintains general guidelines for investments to ensure proper diversification by security type and institution. All District investments are issued or explicitly guaranteed by securities of the U.S. government, or insured by PDPA, or are investments in mutual fund or external investment pools, and therefore are not subject to concentration of credit risk disclosure requirements.

Interest rate risk is the extent to which changes in interest rates will adversely affect the fair value of an investment. The District maintains an investment policy that limits investment maturities to three years as means of managing its exposure to fair value losses arising from increasing interest rates and to avoid undue concentration in any sector of the yield curve. Exceptions to this structure may be allowed where maturities can be structured to accommodate readily identifiable cash flows as approved by the Board.

The District was not subject to foreign currency risk as of December 31, 2022.

3. FAIR VALUES OF FINANCIAL INSTRUMENTS

The District has a number of financial instruments, including cash and equivalents, receivables, and accounts payable, none of which are held for trading purposes. The District estimates that the fair values of its financial instruments at December 31, 2022 does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet.

4. CAPITAL ASSETS

A summary of changes in capital assets follows:

	12/31/2021	Additions	Transfers & Deletions	12/31/2022
Non-depreciated:				
Construction in Progress	\$ -	\$ 3,943,497	\$ (3,943,497)	\$ -
Capital assets being depreciated:				
Parks and recreation landscaping	115,889	304,488	-	420,377
Accumulated depreciation				
Parks and recreation landscaping	(1,931)	(8,938)	-	(10,869)
	<u>\$ 113,958</u>	<u>\$ 4,239,047</u>	<u>\$ (3,943,497)</u>	<u>\$ 409,508</u>

Depreciation is calculated using the straight-line method. Depreciation expense for 2022 was \$8,938.

MOUNTAIN SKY METROPOLITAN DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS - Continued

December 31, 2022

5. LONG-TERM OBLIGATIONS

	12/31/2021	Additions	Deletions	12/31/2022	Due Within One Year
2020 A.G.O. Bonds	\$ 3,925,000	\$ -	\$ -	\$ 3,925,000	\$ -
2020 A.G.O. Bonds unamortized premium	120,407	-	(5,982)	114,425	-
2020 B.G.O. Bonds	937,000	-	-	937,000	-
Developer advances	749,387	27,000	(563,398)	212,989	-
Junior Subordinate Limited Tax Revenue Note, Series 2021	-	4,247,886	-	4,247,886	-
	<u>\$ 5,731,794</u>	<u>\$ 4,274,886</u>	<u>\$ (569,380)</u>	<u>\$ 9,437,300</u>	<u>\$ -</u>

General Obligation Limited Tax Bonds Series 2020A and 2020B

General Obligation Limited Tax Bonds in the face amount of \$3,925,000 (Series 2020A) and \$937,000 (Series 2020B) were issued with a date of February 13, 2020. The interest rate is 5.000% for the Series 2020A bonds, payable semiannually on June 1, and December 1. Principal payments begin on December 1, 2024 and continue each December 1 until redeemed. The interest rate is 7.625% for the Series 2020B bonds, payable annually on December 15, to the extent subordinate pledged revenue is available. No interest and principal maturities are reflected in this section for the Series 2020B bonds since these payments are subject to available revenues. Final maturity date is December 2049 for the Series 2020A Bonds and December 2049 for the Series 2020 B Bonds.

Developer Advances

The developer of the area within the District has advanced funds to the District for capital outlay and for operating needs. Reimbursement of these advances are made as funds are available and as allowed by the bond indenture. These advances bear interest at the Wall Street Journal published prime rate plus 2%. Repayment of principal and interest is subject to available revenues. Therefore, interest and principal maturities are not reflected in this section.

Junior Subordinate Limited Tax Revenue Note, Series 2021

A Junior Subordinate Limited Tax Revenue Note was issued in 2021. Draws on the nonrevolving line of credit is not to exceed \$6,000,000. The District had drawn \$4,247,986 from the note during the year ended December 31, 2022. Interest on unpaid principal and accrued interest accrues at 5.25% per annum. The note is subject to mandatory redemption of principal and accrued interest on December 16th of each year, subject to pledged revenues on a subordinate basis to the 2020A and 2020B bonds. Pledged revenue is defined as property tax and specific ownership tax revenue generated from the Required Mill Levy of 50 mills. The mill levy is not subject to adjustment for any change in the method of calculating assessed value.

MOUNTAIN SKY METROPOLITAN DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS - Continued

December 31, 2022

The annual requirements to amortize the General Obligation Limited Tax Bonds Series 2020A are as follows:

Year	Bonds		Total
	Principal	Interest	
2023	\$ -	\$ 196,250	\$ 196,250
2024	10,000	196,250	206,250
2025	45,000	195,750	240,750
2026	55,000	193,500	248,500
2027-2030	270,000	744,750	1,014,750
2031-2035	490,000	841,750	1,331,750
2036-2040	715,000	697,250	1,412,250
2041-2045	985,000	492,250	1,477,250
2046-2049	1,355,000	196,500	1,551,500
	<u>\$ 3,925,000</u>	<u>\$ 3,754,250</u>	<u>\$ 7,679,250</u>

The District has an authorized voted debt limit of \$88,000,000 with a Service Plan debt limitation of \$11,000,000 of which \$10,862,000 in debt has been issued.

6. CONTINGENCIES

During the normal course of business, the District may incur claims and other assertions against it from various agencies and individuals. Management of the District and their legal representatives represent that no claims have been asserted against the District and they are not aware of any un-asserted possible claims or litigation as of December 31, 2022.

7. RISK MANAGEMENT

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

The District has elected to participate in the Colorado Special Districts Property and Liability Pool (the Pool) which is sponsored by the Special District Association of Colorado. The Pool provides property and general liability, automobile physical damage and liability, public official's liability and machinery coverage to its members. There have been no significant reductions in coverage from the prior year and settled claims have not exceeded coverage in the last three years. The District pays annual premiums to the Pool for liability, property, and public officials' liability 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. During the year ended December 31, 2022, the Pool made no distributions to the District.

8. AGREEMENTS

Mountain Sky Development and Master Public Improvements Agreement

The Developer entered into the Mountain Sky Development and Master Public Improvements Agreement with the City of Fort Lupton, effective August 16, 2018 ("Development Agreement"). The Development Agreement expressly authorizes the District to construct or finance off-site and on-site public improvements for dedication to the City for ownership, operations and maintenance.

MOUNTAIN SKY METROPOLITAN DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS - Continued

December 31, 2022

Cost Recovery Agreement

The District and the City of Fort Lupton entered into a cost recovery agreement dated June 15, 2021 allowing the District to recoup up to \$1,706,889 of certain development and construction costs for off-site public improvements from adjacent properties. Pursuant to the agreement, the City will require payment of a cost recovery charge upon connection by benefitted properties to the project infrastructure. Unpaid balances will be assessed interest at prime plus 1%, annually. The City will charge the District an administration fee of 1% of amounts paid to the District or \$100, whichever is less. The term of the agreement is ten years with an option to extend for additional five-year periods up to a total of 20 years. As of December 31, 2022, \$417,186 has been received by the District pursuant to this agreement.

9. STATUTORY COMPLIANCE

TABOR Amendment - Revenue and Spending Limitation Amendment

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20, commonly known as the Taxpayer's Bill of Rights (TABOR). TABOR contains revenue, spending, tax, and debt limitations, which apply to the State of Colorado and local governments. TABOR requires, with certain exceptions, advance voter approval for any new tax, tax rate increase, mill levy above that for the prior year, extensions of any expiring tax, or tax policy change directly causing a net tax revenue gain to any local government.

Future spending and revenue limits are determined based on the prior year's fiscal year spending adjusted for inflation in the prior calendar year plus annual local growth. Fiscal year spending is generally defined as expenditures and reserve increases with certain exceptions. Revenue, if any, in excess of the fiscal year spending limit must be refunded in the next fiscal year unless voters approve retention of such revenue.

TABOR requires, with certain exceptions, voter approval prior to imposing new taxes, increasing a tax rate, increasing a mill levy above that for the prior year, extending an expiring tax, or implementing a tax policy change directly causing a net tax revenue gain to any local government.

Except for financing bonded debt at a lower interest rate or adding new employees to existing pension plans, TABOR requires advance voter approval for the creation of any multiple-fiscal year debt or other financial obligation unless adequate present cash reserves are pledged irrevocably and held for payments in all future fiscal years.

TABOR also requires local governments to establish emergency reserves to be used for declared emergencies only. Emergencies, as defined by TABOR, exclude economic conditions, revenue shortfalls, or salary or fringe benefit increases. These reserves are required to be 3% or more of spending (excluding bonded debt service). The required reserve at December 31, 2022 is \$3,889.

During formation of the District, its voters approved the removal of the application of certain requirements of TABOR to the District.

The District's management believes it is in compliance with the financial provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of its provisions, including the interpretation of how to calculate fiscal year spending limits, will require judicial interpretation.

REQUIRED SUPPLEMENTARY INFORMATION

MOUNTAIN SKY METROPOLITAN DISTRICT

GENERAL FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the year ended December 31, 2022

	Original and Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Property taxes.....	\$ 43,122	\$ 43,033	\$ (89)
Specific ownership taxes.....	1,940	2,535	595
Interest income.....	-	8	8
Total revenues.....	45,062	45,576	514
EXPENDITURES			
Accounting.....	42,000	43,534	(1,534)
Audit.....	6,100	5,800	300
Covenant compliance.....	6,000	11,635	(5,635)
Election.....	3,500	2,724	776
Insurance - other.....	2,650	2,280	370
Legal.....	29,000	26,969	2,031
Maintenance.....	12,500	21,452	(8,952)
Office.....	2,550	3,027	(477)
Treasurers fees.....	647	646	1
Utilities.....	8,500	1,207	7,293
Organizational costs.....	-	10,362	(10,362)
Contingency.....	25,000	-	25,000
Total expenditures.....	138,447	129,636	8,811
Excess revenue over (under) expenditures.....	(93,385)	(84,060)	9,325
Other financing sources (uses)			
Developer advances.....	25,000	17,971	(7,029)
Net change in fund balances.....	(68,385)	(66,089)	2,296
Fund balances, beginning of year.....	80,834	89,585	8,751
Fund balances, end of year.....	\$ 12,449	\$ 23,496	\$ 11,047

ADDITIONAL SUPPLEMENTAL INFORMATION

MOUNTAIN SKY METROPOLITAN DISTRICT

CAPITAL IMPROVEMENT FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the year ended December 31, 2022

	Original and Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Interest income.....	\$ -	\$ -	\$ -
Total revenues.....	-	-	-
EXPENDITURES			
Capital Outlay.....	7,126,500	4,257,926	2,868,574
Contingency.....	600,000	-	600,000
Total expenditures.....	7,726,500	4,257,926	3,468,574
Excess of revenues over (under) expenditures.....	(7,726,500)	(4,257,926)	3,468,574
Other financing sources (uses)			
Junior Subordinate Note - Series 2021 draws.....	-	4,247,986	4,247,986
Developer advances.....	7,726,500	9,029	(7,717,471)
Total other financing sources (uses).....	7,726,500	4,257,015	(3,469,485)
Net change in fund balances.....	-	(911)	(911)
Fund balances, beginning of year.....	-	911	911
Fund balances, end of year.....	\$ -	\$ -	\$ -

MOUNTAIN SKY METROPOLITAN DISTRICT

DEBT SERVICE FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the year ended December 31, 2022

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES				
Property taxes.....	\$ 215,610	\$ 215,610	\$ 215,164	\$ (446)
Specific ownership taxes.....	9,702	9,702	12,675	2,973
System development fees.....	635,000	635,000	380,000	(255,000)
Cost recoveries.....	-	417,186	417,186	-
Other income.....	5,000	5,000	-	(5,000)
Interest income.....	10,300	10,300	17,689	7,389
Total revenues.....	875,612	1,292,798	1,042,714	(250,084)
EXPENDITURES				
Debt Service				
Principal - bonds.....	59,000	59,000	-	59,000
Principal - developer advances.....	-	563,966	563,398	568
Interest - bonds.....	414,014	414,014	286,026	127,988
Interest - developer advances.....	186,934	40,154	40,154	-
Other charges.....	75	75	802	(727)
Treasurer's fees.....	3,235	3,235	3,228	7
Trustee Fees.....	6,000	6,000	7,000	(1,000)
Contingency.....	15,000	15,000	-	15,000
Total expenditures.....	684,258	1,101,444	900,608	200,836
Net change in fund balances.....	191,354	191,354	142,106	(49,248)
Fund balances, beginning of year.....	514,735	514,735	772,780	258,045
Fund balances, end of year.....	\$ 706,089	\$ 706,089	\$ 914,886	\$ 208,797