

**WINDSHIRE PARK METROPOLITAN DISTRICT  
DISTRICT NO. 1**

**BASIC FINANCIAL STATEMENTS**

**December 31, 2022**

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**FINANCIAL SECTION**



# JOHN CUTLER & ASSOCIATES

Board of Directors  
Windshire Park Metropolitan District No. 1  
Windsor, Colorado

## INDEPENDENT AUDITORS' REPORT

### Report on the Financial Statements

#### *Opinions*

We have audited the financial statements of the governmental activities and each major fund, of the Windshire Park Metropolitan District No. 1 (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 Windshire Park Metropolitan District No. 1 as of December 31, 2022, and the respective changes in financial position and, where applicable, cash flows, thereof 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 Windshire Park Metropolitan District No. 1 and to meet our 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 the 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 judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgement 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 of 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 of 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 judgement, 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 information on page 17 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 (GASB) 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 not presented the management's discussion and analysis that governmental accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion is not affected by this missing information.

*John Luttrell & Associates, LLC*

July 26, 2023

## **BASIC FINANCIAL STATEMENTS**

WINDSHIRE PARK METROPOLITAN DISTRICT NO. 1

STATEMENT OF NET POSITION  
As of December 31, 2022

	<u>Governmental Activities</u>	
	<u>2022</u>	<u>2021</u>
<b>ASSETS</b>		
Cash and Investments	\$ 508,352	\$ 518,076
Accounts Receivable	19,306	7,418
Capital Assets, not depreciated	27,500	27,500
Capital Assets, depreciated, net of accumulated depreciation	<u>7,147,951</u>	<u>7,539,852</u>
<b>TOTAL ASSETS</b>	<u>7,703,109</u>	<u>8,092,846</u>
<b>LIABILITIES</b>		
Accrued Interest	379,296	379,296
Noncurrent Liabilities		
Due within One Year	<u>4,333,299</u>	<u>4,333,299</u>
<b>TOTAL LIABILITIES</b>	<u>4,712,595</u>	<u>4,712,595</u>
<b>NET POSITION</b>		
Net Investment in Capital Assets	(4,305,799)	(4,305,799)
Restricted	18,000	31,000
Unrestricted	<u>7,278,313</u>	<u>7,655,050</u>
<b>TOTAL NET POSITION</b>	<u>\$ 2,990,514</u>	<u>\$ 3,380,251</u>

See the accompanying independent auditors' report.

WINDSHIRE PARK METROPOLITAN DISTRICT NO. 1

STATEMENT OF ACTIVITIES  
Year Ended December 31, 2022

FUNCTIONS/PROGRAMS	Expenses	Revenues Charges for Services	Net (Expense ) Revenues and Changes in Net Position	
			Governmental Activities	
PRIMARY GOVERNMENT			2022	2021
<b>Governmental Activities</b>				
General Government	\$ 1,238,582	\$ 124,191	\$ (1,114,391)	\$ (812,370)
Interest and Fiscal Charges	380,225	-	(380,225)	(240,587)
Total Governmental Activities	<u>\$ 1,618,807</u>	<u>\$ 124,191</u>	<u>(1,494,616)</u>	<u>(1,052,957)</u>
GENERAL REVENUES				
Taxes			2	2
Service Fees from District No. 2			458,214	398,145
Interest and Other Income			18,933	528,597
TOTAL GENERAL REVENUES			<u>1,104,879</u>	<u>926,744</u>
CHANGE IN NET POSITION			(389,737)	(126,213)
NET POSITION, Beginning			<u>3,380,251</u>	<u>3,506,464</u>
NET POSITION, Ending			<u>\$ 2,990,514</u>	<u>\$ 3,380,251</u>

See the accompanying independent auditors' report.



WINDSHIRE PARK METROPOLITAN DISTRICT NO. 1

BALANCE SHEET  
GOVERNMENTAL FUNDS  
As of December 31, 2022

	<u>GENERAL FUND</u>	
	<u>2022</u>	<u>2021</u>
ASSETS		
Cash and Investments	\$ 508,352	\$ 518,076
Accounts Receivable	19,306	7,418
	<hr/>	<hr/>
TOTAL ASSETS	<u>\$ 527,658</u>	<u>\$ 525,494</u>
LIABILITIES AND FUND EQUITY		
FUND EQUITY		
Fund Balance		
Restricted for Emergencies	18,000	31,000
Unassigned	509,658	494,494
	<hr/>	<hr/>
TOTAL FUND EQUITY	<u>527,658</u>	<u>525,494</u>
Amounts reported for governmental activities in the statement of net position are different because:		
Capital Assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	7,175,451	7,567,352
Long-term liabilities are not due and payable in the current period and are not reported in the funds. These include notes payable to Windshire Group Development, LLC (\$4,333,299) and accrued interest (\$379,296).	<u>(4,712,595)</u>	<u>(4,712,595)</u>
Net Position of governmental activities	<u>\$ 2,990,514</u>	<u>\$ 3,380,251</u>

See the accompanying independent auditors' report.

WINDSHIRE PARK METROPOLITAN DISTRICT NO. 1

STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS  
Year Ended December 31, 2022

	GENERAL FUND	
	2022	2021
REVENUES		
Taxes	\$ 2	\$ 2
Service Fees from District No. 2	458,214	398,145
Charges for Services	124,191	110,961
Interest and Other Income	18,933	528,597
TOTAL REVENUES	<u>601,340</u>	<u>1,037,705</u>
EXPENDITURES		
Current		
General Government	846,681	531,430
Debt Service		
Principal	-	-
Interest	380,225	380,225
TOTAL EXPENDITURES	<u>1,226,906</u>	<u>911,655</u>
NET CHANGE IN FUND BALANCE	2,164	126,050
FUND BALANCES, Beginning	<u>525,494</u>	<u>399,444</u>
FUND BALANCES, Ending	<u>\$ 527,658</u>	<u>\$ 525,494</u>

See the accompanying independent auditors' report.

WINDSHIRE PARK METROPOLITAN DISTRICT NO. 1

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
Year Ended December 31, 2022

Amounts Reported for Governmental Activities in the Statement of Activities  
are Different Because:

Net Changes in Fund Balances - Total Governmental Funds	\$ 2,164
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the depreciation expense for the year.	<u>(391,901)</u>
Change in Net Position of Governmental Activities	<u><u>\$ (389,737)</u></u>

See the accompanying independent auditors' report.

WINDSHIRE PARK METROPOLITAN DISTRICT NO. 1

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The Windshire Park Metropolitan District No. 1 was formed to provide public services and improvements for the District and surrounding area within its boundaries. The District is governed by a five-member Board of Directors elected by the constituents.

The accounting policies of the Windshire Park Metropolitan District No. 1 (the “District”) conform to generally accepted accounting principles as applicable to governments. The following is a summary of the more significant policies:

**Reporting Entity**

In accordance with governmental accounting standards, the Windshire Park Metropolitan District No. 1 has considered the possibility of inclusion of additional entities in its financial statements.

The definition of the reporting entity is based primarily on financial accountability. The District is financially accountable for organizations that make up its legal entity. It is also financially accountable for legally separate organizations if District officials appoint a voting majority of the organization’s governing body and either it is 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. The District may also be financially accountable for organizations that are fiscally dependent upon it.

Based on the application of these criteria, the District does not include additional organizations in its reporting entity.

**Government-Wide and Fund Financial Statements**

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the District. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of the 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*.

WINDSHIRE PARK METROPOLITAN DISTRICT NO. 1

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2022

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

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

Major individual governmental 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*. Revenues are recorded when earned and expenses are recorded when the liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current *financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Service fees, grants, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

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.

In the fund financial statements, 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 District, except those required to be accounted for in another fund.

WINDSHIRE PARK METROPOLITAN DISTRICT NO. 1

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2022

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Cash and Investments**

Cash equivalents include investments with original maturities of three months or less.

Investments are recorded at fair value.

**Capital Assets**

Capital assets, which include property and infrastructure are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated 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 assets' lives are not capitalized.

Property and infrastructure of the District is depreciated using the straight-line method over the estimated useful lives of 26 years.

**Long-Term Obligations**

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the governmental activities fund type statement of net position.

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. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

WINDSHIRE PARK METROPOLITAN DISTRICT NO. 1

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2022

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Net Position**

The government-wide financial statements utilize a net position presentation. Net position is categorized as investment in capital assets, restricted, and unrestricted.

*Net Investment in Capital Assets* includes the District's capital assets (net of accumulated depreciation) reduced by the outstanding balances of bonds that are attributable to the acquisition, construction, or improvement of those assets.

*Restricted Net Position* includes assets that have third-party (statutory, bond covenant, or granting agency) limitations on their use. The District typically uses restricted assets first, as appropriate opportunities arise, but reserves the right to selectively defer the use until a future project.

*Unrestricted Net Position* typically includes unrestricted liquid assets. The Board has the authority to revisit or alter this designation.

**Net Position/Fund Balance Classification**

In the government-wide financial statements, net position is restricted when constraints placed on the net position are externally imposed.

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

- **Restricted** – This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation. The District has classified Emergency Reserves as being restricted because their use is restricted by State Statute for declared emergencies.
- **Committed** – This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the Board of Directors. These amounts cannot be used for any other purpose unless the Board of Directors removes or changes the specified use by taking the same type of action (ordinance or resolution) that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements.

The District did not report any committed resources as of December 31, 2022.

WINDSHIRE PARK METROPOLITAN DISTRICT NO. 1

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2022

NOTE 1: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Net Position/Fund Balance Classification** (Continued)

- Unassigned – This classification includes the residual fund balance for the General Fund. The Unassigned classification also includes negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting of Assigned fund balance amounts.

The District would typically use restricted fund balances first, followed by committed resources, and then assigned resources, as appropriate opportunities arise, but reserves the right to selectively spend Unassigned.

**Property Taxes**

Property taxes are levied on December 15 and attach as an enforceable lien on property on January 1. Taxes are payable in full on April 30 or in two installments on February 28 and June 15. The County Treasurer's office collects property taxes and remits to the District on a monthly basis.

In addition, property taxes are assessed and submitted to Windshire Park Metropolitan District No. 2 and forwarded to the District as a payment for administrative and other services. These payments are labeled as charges for services in the financial statements.

**Comparative Data**

Comparative total data for the prior year has been presented in the accompanying financial statements in order to provide an understanding of changes in the District's financial position and operations. However, complete comparative data in accordance with generally accepted accounting principles has not been presented since its inclusion would make the financial statements unduly complex and difficult to read.

Data in these columns do not present financial position or results of operations in conformity with generally accepted accounting principles. Neither is such data comparable to a consolidation. Interfund eliminations have not been made in the aggregation of this data.



WINDSHIRE PARK METROPOLITAN DISTRICT NO. 1

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2022

**NOTE 2: STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

**Budgets and Budgetary Accounting**

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- On or before October 15th, District Management submits to the Board of Directors 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.
- Public hearings are conducted to obtain taxpayer comments.
- Prior to December 31, the budget is legally enacted through passage of a resolution.
- District Management is authorized to transfer budgeted amounts between departments within any fund. However, any revisions that alter the total expenditures of any fund must be approved by the Board of Directors.
- Budgets are legally adopted for all funds of the District on a basis consistent with generally accepted accounting principles (GAAP).
- Budgeted amounts in the financial statements are as originally adopted or as amended by the Board of Directors. All appropriations lapse at year end.

**NOTE 3: CASH AND INVESTMENTS**

A summary of deposits and investments as of December 31, 2022 follows:

Deposits	\$ 110,624
Investments	<u>397,728</u>
Total	<u><b>\$ 508,352</b></u>

WINDSHIRE PARK METROPOLITAN DISTRICT NO. 1

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2022

**NOTE 3: CASH AND INVESTMENTS** (Continued)

**Deposits**

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned to it. 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 regulations. At December 31, 2022, State regulatory commissioners have indicated that all financial institutions holding deposits for the District are eligible public depositories. Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral as determined by the PDPA. PDPA allows the financial institution to create a single collateral pool for all public funds held. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group.

The market value of the collateral must be at least equal to 102% of the uninsured deposits. The District has no policy regarding custodial credit risk for deposits.

At December 31, 2022, the District had deposits with financial institutions with a carrying amount of \$110,624. The bank balances with the financial institutions were \$118,985. All of these balances were covered by federal depository insurance.

**Investments**

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

Colorado statutes specify in which instruments the units of local government may invest which includes:

- Obligations of the United States and certain U.S. government agency securities
- General obligation and revenue bonds of U.S. local government entities
- Bankers' acceptances of certain banks
- Local government investment pools
- Written repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts

WINDSHIRE PARK METROPOLITAN DISTRICT NO. 1

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

**NOTE 3: CASH AND INVESTMENTS** (Continued)

**Investments** (Continued)

The above investments are authorized for all funds and fund types used by Colorado municipalities.

Local Government Investment Pools

The District had invested \$397,728 in the Colorado Government Liquid Asset Trust (ColoTrust) which has a credit rating of AAAM by Standard and Poor's. ColoTrust is an investment vehicle established for local government entities in Colorado to pool surplus funds and is regulated by the State Securities Commissioner. It operates similarly to a money market fund and each share is equal in value to \$1.00. Investments consist of U.S. Treasury and U.S. Agency securities, and repurchase agreements collateralized by U.S. Treasury and U.S. Agency securities. A designated custodial bank provides safekeeping and depository services in connection with the direct investment and withdrawal functions. Substantially all securities owned are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian's internal records identify the investments owned by the entities.

ColoTrust is not a 2a7-like external investment pool. The unit of account is each share held, and the value of the position would be the fair value of the pool's share price multiplied by the number of shares held. The government-investor does not "look through" the pool to report a pro rata share of the pool's investments, receivables, and payables.

**NOTE 4: CAPITAL ASSETS**

Capital assets activity for the year ended December 31, 2022, is summarized below:

	<u>Balances</u> 12/31/2021	<u>Additions</u>	<u>Deletions</u>	<u>Balances</u> 12/31/2022
<b>Governmental Activities</b>				
Capital Assets, not depreciated				
Water Rights	\$ 27,500	\$ -	\$ -	\$ 27,500
Capital Assets, depreciated				
Infrastructure	10,189,417	-	-	10,189,417
Less Accumulated Depreciation				
Infrastructure	2,649,565	391,901	-	3,041,466
Capital Assets, depreciated, Net	7,539,852	(391,901)	-	7,147,951
Governmental Activities, Capital Assets, Net	<u>\$ 7,567,352</u>	<u>\$ (391,901)</u>	<u>\$ -</u>	<u>\$ 7,175,451</u>

Depreciation expense was charged to the General Government activity.

WINDSHIRE PARK METROPOLITAN DISTRICT NO. 1

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2022

**NOTE 5: LONG-TERM DEBT**

Following is a summary of long-term debt transactions for the governmental activities for the year ended December 31, 2022.

	Balance <u>12/31/2021</u>	<u>Additions</u>	<u>Payments</u>	Balance <u>12/31/2022</u>	Due In <u>One Year</u>
Note Payable – Developers	<u>\$ 4,333,299</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,333,299</u>	<u>\$ 4,333,299</u>

**Loan Payable - Developers**

On April 15, 2015, the District entered into a Funding and Reimbursement Agreement with Windshire Group Development, Inc. (the “Developer”) in order to finance improvements within the District boundaries and service area. The District issued the first promissory note pursuant to this Agreement and infrastructure acquisition agreement policies and procedures in April of 2009. The note was a "fill-up promissory note" under which the Developer agreed to loan the District up to \$7,400,000 initially for capital costs related to public infrastructure. Pursuant to this Agreement, the District accepted certain certified public improvement costs in phases corresponding to costs advances for public improvements the Developer advanced, constructed, acquired, installed, financed or caused to be constructed on behalf of and for the benefit of the District and its constituents. The promissory note calls for interest at 2% plus the Federal Reserve Bank prime.

The original promissory note matured on December 31, 2009 and will be renewed on an annual basis to the extent the District cannot repay the outstanding balance in full on December 31 of any calendar year. When the promissory notes and loans to the District were renewed for 2019, the interest rate at December 31, 2022 was 2.0% plus prime. These notes mature on December 31, 2023.

**NOTE 6: RELATED PARTIES**

Two of the members of the Board of Directors are employees, owners or members of the Developer. The District, pursuant to the outstanding “District” promissory notes for public improvement advances made by the Developer or its affiliates, owes \$4,333,299 in principal and \$379,296 in accrued interest for public improvements costs certified as constructed and dedicated by the Developer as of December 31, 2022.

WINDSHIRE PARK METROPOLITAN DISTRICT NO. 1

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2022

**NOTE 7: RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; injuries to employees; and natural disasters. The District participates in the Colorado Special Districts Property and Liability Insurance Pool. The Pool insures property and liability exposures through contributions made by member districts. The District does not maintain an equity interest in the self-insurance pool. The District funds its pool contributions, outside insurance purchases, deductibles, and uninsured losses through the General Fund.

Settled claims resulting from these risks have not exceeded commercial or District coverages in any of the past three years.

**NOTE 8: DEBT AUTHORIZATION**

On November 5, 2005, a majority of the qualified electors of the District authorized the issuance of general obligation indebtedness as follows:

- An amount not to exceed \$7,400,000 at an interest rate not to exceed 11% per annum, for providing public improvements; and

The District's Service Plan includes a debt authorization limit of \$7,400,000.

As of December 31, 2022, the amount of debt authorized but unissued was \$7,400,000. The District intends to issue over time a part or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area.

**NOTE 9: COMMITMENTS AND CONTINGENCIES**

TABOR Amendment - Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations, including revenue raising, spending abilities, and other specific requirements of state and local government. The Amendment is complex and subject to judicial interpretation. The District believes it is in compliance with the requirements of the Amendment.

The District has established an emergency reserve, representing 3% of fiscal year spending (excluding debt service), as required by the Amendment. At December 31, 2022, the emergency reserve of \$18,000 was recorded in the General Fund.

WINDSHIRE PARK METROPOLITAN DISTRICT NO. 1

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

**NOTE 10: SUBSEQUENT EVENTS**

Potential subsequent events were considered through July 26, 2023. It was determined that no events are required to be disclosed through this date.

**REQUIRED SUPPLEMENTAL INFORMATION**

WINDSHIRE PARK METROPOLITAN DISTRICT NO. 1

GENERAL FUND  
 BUDGETARY COMPARISON SCHEDULE  
 Year Ended December 31, 2022

	2022		VARIANCE Positive (Negative)	2021 ACTUAL
	ORIGINAL AND FINAL BUDGET	ACTUAL		
REVENUES				
Taxes	\$ -	\$ 2	\$ 2	\$ 2
O&M Fees	457,448	458,214	766	398,145
Charges for Services	105,560	124,191	18,631	110,961
Interest and Other Income	210,500	18,933	(191,567)	528,597
TOTAL REVENUES	773,508	601,340	(172,168)	1,037,705
EXPENDITURES				
Current				
General Government				
Accounting and Administration	31,200	30,200	1,000	28,800
District Management	34,800	34,800	-	35,000
Insurance	13,467	13,468	(1)	29,312
Legal Expenses	10,000	26,051	(16,051)	10,577
Office, Dues and Other	31,900	19,423	12,477	25,244
Repairs and Maintenance	456,551	555,760	(99,209)	246,666
Pool Operations	141,500	166,979	(25,479)	155,831
Contingency	54,090	-	54,090	-
Debt Service				
Principal	-	-	-	-
Interest	627,522	380,225	247,297	380,225
TOTAL EXPENDITURES	1,401,030	1,226,906	174,124	911,655
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(627,522)	(625,566)	1,956	126,050
OTHER FINANCING SOURCES (USES)				
Transfer from District 2	627,522	627,730	208	-
TOTAL OTHER FINANCING SOURCES OVER EXPENDITURES	627,522	627,730	208	-
NET CHANGE IN FUND BALANCE	-	2,164	2,164	126,050
FUND BALANCE, Beginning	206,779	525,494	318,715	399,444
FUND BALANCE, Ending	\$ 206,779	\$ 527,658	\$ 320,879	\$ 525,494

See the accompanying independent auditors' report.