

LARKRIDGE METROPOLITAN DISTRICT NO. 1

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 800-741-3254
Fax: 303-987-2032
Website: <https://larkridgemd1-2.colorado.gov/>

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expiration</u>
Shell D. Cook	President	2022/May 2022
Jonathan Perlmutter	Treasurer	2023/May 2023
Jay Perlmutter	Assistant Secretary	2023/May 2023
Douglas Ernst	Assistant Secretary	2022/May 2022
Brian S. Heinze	Assistant Secretary	2023/May 2023
Ann E. Finn	Secretary	

DATE: October 12, 2021

TIME: 11:00 a.m.

PLACE: Jordon Perlmutter & Co.
1601 Blake Street, Suite 600
Denver, Colorado 80202

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

B. Confirm quorum, location of meeting and posting of meeting notices. Approve Agenda.

C. Review and approve the Minutes of the June 8, 2021 Special Meeting (enclosure).

D. Consider Regular Meeting dates for 2022 (suggested dates are June 7 and October 11, 2022). Review and consider approval of Resolution No. 2021-10-___; Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).

E. Discuss §32-1-809, C.R.S., Transparency Notice reporting requirements and mode of eligible elector notification (2022 SDA Website).

II. PUBLIC COMMENTS

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.
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III. FINANCIAL MATTERS

- A. Review and ratify approval of payment of claims for periods indicated below (enclosures):

Fund	Period ending June 22, 2021	Period ending July 22, 2021	Period ending August 27, 2021	Period ending Sept. 28, 2021
General	\$ 13,217.44	\$ 3,693.41	\$ 17,077.40	\$ 4,501.27
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 13,217.44	\$ 3,693.41	\$ 17,077.40	\$ 4,501.27

- B. Review and accept unaudited quarterly financial statements through the period ending July 31, 2021 and the schedule of cash position statement updated August 31, 2021 (enclosure).
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- C. Consider engagement of Dazzio & Associates, P.C. for preparation of 2021 Audit, in the amount of \$5,500 (enclosure).
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- D. Conduct Public Hearing to consider Amendment to 2021 Budget (if necessary) and consider adoption of Resolution to Amend the 2021 Budget and Appropriate Expenditures.
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- E. Conduct Public Hearing on the proposed 2022 Budget and consider adoption of Resolution to Adopt the 2022 Budget and Appropriate Sums of Money and Set Mill Levies for General Fund _____, Debt Service Fund _____, and Other Fund(s) _____ for a total mill levy of _____ (enclosures – preliminary AV, draft 2022 Budget, and Resolutions).
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- F. Consider authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.
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- G. Consider appointment of District Accountant to prepare the 2023 Budget and set the date of the Budget Hearing as October 11, 2022.
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IV. LEGAL MATTERS

- A. Consider adoption of Resolution No. 2021-10-__ ; Resolution Calling a Regular Election for Directors on May 3, 2022, appointing the Designated Election Official (“DEO”), and authorizing the DEO to perform all tasks required for the conduct of mail ballot election (enclosure). Self-Nomination forms are due by February 25, 2022. Discuss the need for ballot issues and/or questions.
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- B. Discuss status of conveyance of Easements.
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V. OPERATIONS

- A. Consider approval of Service Agreement for 2022 Landscape Maintenance Services.
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- B. Discuss Operation and Maintenance Agreement between the District and Thornton 164 LLC.
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- C. Discuss need for Service Agreement for Locate Services.
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VI. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2021.**

Additional Enclosures:

- Notice of rate increase from Special District Management Services, Inc.

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE LARKRIDGE METROPOLITAN DISTRICT NO. 1 HELD JUNE 8, 2021

A Special Meeting of the Board of Directors (referred to hereafter as the “Board”) of Larkridge Metropolitan District No. 1 (the “District”) was convened on Tuesday, the 8th day of June, 2021 at 11:00 a.m. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the District Board meeting was held and properly noticed to be held via Zoom Meeting. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Shell D. Cook
Jonathan Perlmutter
Jay Perlmutter
Douglas Ernst
Brian S. Heinze

Also In Attendance Were:

Ann E. Finn; Special District Management Services, Inc.

MaryAnn M. McGeady, Esq. and Kate Olson, Esq.; McGeady Becher P.C.

Alex Fink; CliftonLarsonAllen LLP

David Dansky; Foster Graham Milstein & Calisher, LLP

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Ms. Finn noted that a quorum was present and requested that members of the Board disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. It was noted that all Directors’ Disclosure Statements had been filed.

ADMINISTRATIVE MATTERS

Agenda: Ms. Finn distributed for the Board’s review and approval a proposed Agenda for the District’s Special Meeting.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Cook, seconded by Director Jay Perlmutter and, upon vote, unanimously carried, the Agenda was approved, as amended.

Confirm Location of Meeting/Posting of Meeting Notices: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. It was noted that due to concerns regarding the spread of the COVID-19 and the benefits to the control of the spread of the virus by limiting in-person contact, the District Board meeting was held and properly noticed to be held via telephone conference, without any individuals (neither District representatives nor the general public) attending in person. The Board further noted that notice providing the conference bridge information was duly posted and that they have not received any objections or any requests that the means of hosting the meeting be changed by taxpaying electors within the District's boundaries.

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director Cook, seconded by Director Jay Perlmutter, and upon vote unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted at least 24 hours prior to each meeting on the District's website at: <https://larkridgemd1-2.colorado.gov/> or if posting on the website is unavailable, notice will be posted at the southwest corner of the intersection of State Highway 7 and North Washington Street.

Minutes: The Board reviewed the Minutes of the November 3, 2020 Special Meeting.

Following discussion, upon motion duly made by Director Ernst, seconded by Director Cook and, upon vote, unanimously carried, the Board approved the Minutes of the November 3, 2020 Special Meeting.

2021 SDA Conference: Ms. Finn discussed the SDA Conference with the Board, and noted the information concerning the details of the conference will be emailed to them once the information is available.

**PUBLIC
COMMENTS**

There were no public comments.

**FINANCIAL
MATTERS**

Claims: The Board considered ratifying the approval of the payment of claims as follows:

RECORD OF PROCEEDINGS

Fund	Period ending Nov. 12, 2020	Period ending Dec. 9, 2020	Period ending January 20, 2021	Period ending February 8, 2021
General	\$ 9,439.32	\$ 20,646.04	\$ 5,217.16	\$ 10,359.15
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 9,439.32	\$ 20,646.04	\$ 5,217.16	\$ 10,359.15

Fund	Period ending March 26, 2021	Period ending April 23, 2021	Period ending May 25, 2021
General	\$ 5,083.46	\$ 3,670.00	\$ 3,500.59
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 5,083.46	\$ 3,670.00	\$ 3,500.59

Following discussion, upon motion duly made by Director Heinze, seconded by Director Ernst and, upon vote, unanimously carried, the Board ratified the approval of the payment of claims, as presented.

Unaudited Financial Statements: Mr. Fink reviewed with the Board the unaudited quarterly financial statements of the District through the period ending March 31, 2021 and the schedule of cash position statement dated March 31, 2021, updated as of May 25, 2021.

Following review and discussion, upon motion duly made by Director Ernst, seconded by Jay Perlmutter and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending March 31, 2021 and the schedule of cash position statement dated March 31, 2021, updated as of May 25, 2021.

2020 Budget Amendment Hearing: The President opened the public hearing to consider the Second Amendment to Resolution to Amend the 2020 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of a Second Amendment to Resolution to Amend the 2020 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

Following review and discussion, Director Jonathan Perlmutter moved to adopt the Second Amendment to Resolution to Amend the 2020 Budget, Director Jay Perlmutter seconded the motion and, upon vote, unanimously carried, the Board adopted the Second Amendment to Resolution to Amend the 2020 Budget. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

RECORD OF PROCEEDINGS

2020 Audit: Mr. Fink reviewed with the Board the draft 2020 Audit.

Following review and discussion, upon motion duly made by Director Jonathan Perlmutter, seconded by Director Cook, and upon vote, unanimously carried, the Board approved the 2020 Audited Financial Statements and authorized execution of the Representations Letter, subject to final legal review and receipt of an unmodified opinion letter from Auditor.

2022 Budget Public Hearing: The Board entered into discussion regarding setting the date for a Public Hearing to adopt the 2022 Budget.

Following discussion, upon motion duly made by Director Jay Perlmutter, seconded by Director Ernst and, upon vote, unanimously carried, the Board determined to hold the public hearing to consider adoption of the 2022 Budget on October 12, 2021, at 11:00 a.m., at the offices of Jordon Perlmutter & Co., 1601 Blake St. Suite 600, Denver, CO 80202 or virtually pending COVID-19 restrictions.

Attorney Fees: The Board entered into discussion regarding the District paying reasonable attorney's fees to Foster Graham Milstein & Calisher, LLP for work performed on the conveyances of public improvements to the District.

Following discussion, upon motion duly made by Director Jay Perlmutter, seconded by Director Cook and, upon vote, unanimously carried, the Board acknowledged direction from the Board for the District to pay reasonable attorney fees to Foster Graham Milstein & Calisher, LLP for work performed on the conveyances of public improvements to the District.

LEGAL MATTERS

Operation Funding Agreement between the District and JP Thornton LLC: Attorney Olson reviewed with the Board an Operation Funding Agreement between the District and JP Thornton LLC.

Following discussion, upon motion duly made by Director Cook, seconded by Director Jay Perlmutter, and upon vote, unanimously carried, the Board approved Operational Funding Agreement between the District and JP Thornton, LLC.

Conveyance of Easements:

Easement Agreement (District Road - Parcel 4) between Home Depot U.S.A, Inc. and the District: Attorney Olson reviewed with the Board an Easement Agreement (District Road - Parcel 4) between Home Depot U.S.A, Inc. and the District.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Cook, seconded by Director Jay Perlmutter, and upon vote, unanimously carried, the Board rescinded approval of the Easement Agreement (District Road - Parcel 4) between Home Depot U.S.A, Inc. and the District.

Easement Agreement (Storm Drainage - Parcel 20) between Waitt I-25, LLC and the District: Attorney Olson reviewed with the Board an Easement Agreement (Storm Drainage - Parcel 20) between Waitt I-25, LLC and the District.

Following discussion, upon motion duly made by Director Cook, seconded by Director Jay Perlmutter, and upon vote, unanimously carried, the Board rescinded approval of the Easement Agreement (Storm Drainage - Parcel 20) between Waitt I-25, LLC and the District.

Easement Agreement (Storm Drainage - Parcels 24-27) between Home Depot U.S.A., Inc. and the District: Attorney Olson reviewed with the Board an Easement Agreement (Storm Drainage - Parcels 24-27) between Home Depot U.S.A., Inc. and the District.

Following discussion, upon motion duly made by Director Cook, seconded by Director Jay Perlmutter, and upon vote, unanimously carried, the Board rescinded approval of the Easement Agreement (Storm Drainage - Parcels 24-27) between Home Depot U.S.A., Inc. and the District.

Easement Agreement (Monument Signs 6 and 8) between Site B LLC and the District: Attorney Olson reviewed with the Board an Easement Agreement (Monument Signs 6 and 8) between Site B LLC and the District.

Following discussion, upon motion duly made by Director Cook, seconded by Director Jay Perlmutter, and upon vote, unanimously carried, the Board rescinded approval of the Easement Agreement (Monument Signs 6 and 8) between Site B LLC and the District.

Monument Funding and Acquisition Agreement, with attached Bill of Sale (Monument Signs 6 and 8) between Site B LLC and the District: Attorney Olson reviewed with the Board a Monument Funding and Acquisition Agreement, with attached Bill of Sale (Monument Signs 6 and 8) between Site B LLC and the District.

Following discussion, upon motion duly made by Director Cook, seconded by Director Jay Perlmutter, and upon vote, unanimously carried, the Board rescinded approval of the Monument Funding and Acquisition Agreement, with attached Bill of Sale (Monument Signs 6 and 8) between Site B LLC and the District.

RECORD OF PROCEEDINGS

Easement Agreement (Monument Signs 6, 8 and 9) between Site B LLC and the District: Attorney Olson reviewed with the Board an Easement Agreement (Monument Signs 6, 8 and 9) between Site B LLC and the District.

Following discussion, upon motion duly made by Director Cook, seconded by Director Jay Perlmutter, and upon vote, unanimously carried, the Board approved the Easement Agreement (Monument Signs 6, 8 and 9) between Site B LLC and the District.

Monument Funding and Acquisition Agreement, with Attached Bill of Sale (Monument Signs 6, 8 and 9) between Site B LLC and the District: Attorney Olson reviewed with the Board a Monument Funding and Acquisition Agreement, with attached Bill of Sale (Monument Signs 6, 8 and 9) between Site B LLC and the District.

Following discussion, upon motion duly made by Director Cook, seconded by Director Jay Perlmutter, and upon vote, unanimously carried, the Board approved the Monument Funding and Acquisition Agreement, with attached Bill of Sale (Monument Signs 6, 8 and 9) between Site B LLC and the District.

Easement Agreement (District Road - Parcel 4) between HD Development of Maryland, Inc. and the District: Attorney Olson reviewed with the Board an Easement Agreement (District Road - Parcel 4) between HD Development of Maryland, Inc. and the District

Following discussion, upon motion duly made by Director Cook, seconded by Director Jay Perlmutter, and upon vote, unanimously carried, the Board approved the Easement Agreement (District Road - Parcel 4) between HD Development of Maryland, Inc. and the District.

Easement Agreement (Storm Drainage - Parcel 20) between ThornCo Land Holdings, LLC and the District: Attorney Olson reviewed with the Board an Easement Agreement (Storm Drainage - Parcel 20) between ThornCo Land Holdings, LLC and the District.

Following discussion, upon motion duly made by Director Cook, seconded by Director Jay Perlmutter, and upon vote, unanimously carried, the Board approved the Easement Agreement (Storm Drainage - Parcel 20) between ThornCo Land Holdings, LLC and the District.

Easement Agreement (Storm Drainage - Parcels 24-27) between HD Development of Maryland, Inc. and the District: Attorney Olson reviewed with the Board an Easement Agreement (Storm Drainage - Parcels 24-27) between HD Development of Maryland, Inc. and the District.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Cook, seconded by Director Jay Perlmutter, and upon vote, unanimously carried, the Board approved the Easement Agreement (Storm Drainage - Parcels 24-27) between HD Development of Maryland, Inc. and the District.

Easement Agreement (Monument Signs 1, 2, 3, 4 and 5) between Site C LLC and the District: Attorney Olson reviewed with the Board an Easement Agreement (Monument Signs 1, 2, 3, 4 and 5) between Site C LLC and the District.

Following discussion, upon motion duly made by Director Cook, seconded by Director Jay Perlmutter, and upon vote, unanimously carried, the Board approved the addition of Monument Sign 10 to the previously approved Easement Agreement (Monument Signs 1, 2, 3, 4 and 5) between Site C LLC and the District.

Monument Funding and Acquisition Agreement, with attached Bill of Sale (Monument Signs 1, 2, 3, 4, 5 and 10) between Site C LLC and the District: Attorney Olson reviewed with the Board a Monument Funding and Acquisition Agreement, with attached Bill of Sale (Monument Signs 1, 2, 3, 4, 5 and 10) between Site C LLC and the District.

Following discussion, upon motion duly made by Director Cook, seconded by Director Jay Perlmutter, and upon vote, unanimously carried, the Board approved the Monument Funding and Acquisition Agreement, with attached Bill of Sale (Monument Signs 1, 2, 3, 4, 5 and 10) between Site C LLC and the District.

Second Amendment to Resolution No. 2013-11-04; Resolution Regarding Colorado Open Records Act Requests: Attorney McGeady reviewed with the Board a Second Amendment to Resolution No. 2013-11-04; Resolution Regarding Colorado Open Records Act Requests. She further noted for the Board the District will be and Olson noted designating Special District Management Services, Inc. as the Official Custodian.

Following discussion, upon motion duly made by Director Cook, seconded by Director Jay Perlmutter, and upon vote, unanimously carried, the Board adopted the Second Amendment to Resolution No. 2013-11-04; Resolution Regarding Colorado Open Records Act Requests.

OPERATIONS

Operations and Maintenance Agreement between Thornton 164 LLC and the District: The Board deferred discussion.

Service Agreement for Locate Services: The Board deferred discussion.

RECORD OF PROCEEDINGS

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Jonathan Perlmutter, seconded by Director Jay Perlmutter and, upon vote, unanimously carried, the Special Meeting was adjourned.

Respectfully submitted,

By: _____
Secretary for the Meeting

RESOLUTION NO. 2021 – 10 - ____

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE LARKRIDGE METROPOLITAN DISTRICT NO. 1
ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, AND
DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES**

A. Pursuant to Section 32-1-903(1.5), C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.

B. Pursuant to Section 32-1-903(5), C.R.S., “location” means the physical, telephonic, electronic, or virtual place, or a combination of such means where a meeting can be attended. “Meeting” has the same meaning as set forth in Section 24-6-402(1)(b), C.R.S., and means any kind of gathering, convened to discuss public business, in person, by telephone, electronically, or by other means of communication.

C. Pursuant to Section 24-6-402(2)(c)(I), C.R.S., special districts are required to designate annually at the board of directors of the district’s first regular meeting of each calendar year, the public place at which notice of the date, time and location of regular and special meetings (“**Notice of Meeting**”) will be physically posted at least 24 hours prior to each meeting (“**Designated Public Place**”). A special district is deemed to have given full and timely notice of a regular or special meeting if it posts its Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

D. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., special districts are relieved of the requirement to post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting if a special district posts the Notice of Meeting online on a public website of the special district (“**District Website**”) at least 24 hours prior to each regular and special meeting.

E. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., if a special district is unable to post a Notice of Meeting on the District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

F. Pursuant to Section 32-1-903(1.5), C.R.S., all meetings of the board that are held solely at physical locations must be held at physical locations that are within the boundaries of the district or that are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the physical location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.

G. The provisions of Section 32-1-903(1.5), C.R.S., may be waived if: (1) the proposed change of the physical location of a meeting of the board appears on the agenda of a meeting; and (2) a resolution is adopted by the board stating the reason for which meetings of the board are to be held in a physical location other than under Section 32-1-903(1.5), C.R.S., and further stating the date, time and physical location of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Larkridge Metropolitan District No. 1 (the “**District**”), Adams County, Colorado:

1. That the provisions of Section 32-1-903(1.5), C.R.S., be waived pursuant to the adoption of this Resolution.

2. That the Board of Directors (the “**District Board**”) has determined that conducting meetings at a physical location pursuant to Section 32-1-903(1.5), C.R.S., would be inconvenient and costly for the directors and consultants of the District in that they live and/or work outside of the twenty (20) mile radius requirement.

3. That regular meetings of the District Board for the year 2022 shall be held on June 7, 2022 and October 11, 2022 at 11:00 a.m., at Jordon Perlmutter & Co., 1601 Blake St. Suite 600, Denver, Colorado 80202.

4. That special meetings of the District Board shall be held as often as the needs of the District require, upon notice to each director.

5. That, until circumstances change, and a future resolution of the District Board so designates, the physical location and/or method or procedure for attending meetings of the District Board virtually (including the conference number or link) shall appear on the agenda(s) of said meetings.

6. That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s) physical location(s), and any such objections shall be considered by the District Board in setting future meetings.

7. That the District has established the following District Website, <https://larkridgemd1-2.colorado.gov/>, and the Notice of Meeting of the District Board shall be posted on the District Website at least 24 hours prior to meetings pursuant to Section 24-6-402(2)(c)(III), C.R.S. and Section 32-1-903(2), C.R.S.

8. That, if the District is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

a. Southwest corner of the intersection of State Highway 7 and North Washington Street

9. Special District Management Services, Inc., or his/her designee, is hereby appointed to post the above-referenced notices.

**[SIGNATURE PAGE TO RESOLUTION ESTABLISHING REGULAR MEETING
DATES, TIME, AND LOCATION, AND DESIGNATING LOCATION FOR 24-HOUR
NOTICES]**

RESOLUTION APPROVED AND ADOPTED on October 12, 2021.

**LARKRIDGE METROPOLITAN
DISTRICT NO. 1**

By: _____
President

Attest:

Secretary

Check No/Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
2532						
06/22/2021	City of Thornton	16448.5 06/21	Utilities	1-7475	9.29	9.29
Total 2532:						9.29
2533						
06/22/2021	City of Thornton	16590.5 06/21	Utilities	1-7475	9.29	9.29
Total 2533:						9.29
2534						
06/22/2021	City of Thornton	859.5 06/21	Utilities	1-7475	9.29	9.29
Total 2534:						9.29
2535						
06/22/2021	City of Thornton	748.5 06/21	Utilities	1-7475	9.29	9.29
Total 2535:						9.29
2536						
06/22/2021	CliftonLarsonAllen LLP	2909744	Accounting	1-7000	4,608.98	4,608.98
Total 2536:						4,608.98
2537						
06/22/2021	McGeady Becher P.C.	698M 05/2021	Legal	1-7460	5,580.22	5,580.22
Total 2537:						5,580.22
2538						
06/22/2021	Special Dist Mgmt Services	05/2021	District Manage	1-7440	722.60	722.60
Total 2538:						722.60
2539						
06/22/2021	Terracare Associates	CD50145460	Maintenance	1-7470	939.36	939.36
06/22/2021	Terracare Associates	CD50146080	Maintenance	1-7470	1,154.00	1,154.00
06/22/2021	Terracare Associates	CD50146085	Maintenance	1-7470	154.00	154.00
Total 2539:						2,247.36
2540						
06/22/2021	UNCC	47288-2210508	Miscellaneous	1-7480	21.12	21.12
Total 2540:						21.12
Grand Totals:						13,217.44

Larkridge Metropolitan District No. 1
June-21

	General	Debt	Capital	Totals
Disbursements	\$ 13,217.44	\$ -		\$ 13,217.44
<u>Total Disbursements from Checking Acct</u>	<u>\$ 13,217.44</u>	<u>\$ -</u>		<u>\$ 13,217.44</u>

Check No/Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
2541						
07/22/2021	City of Thornton	859.5 07/21	Utilities	1-7475	9.29	9.29
Total 2541:						9.29
2542						
07/22/2021	City of Thornton	748.5 07/21	Utilities	1-7475	166.15	166.15
Total 2542:						166.15
2543						
07/22/2021	City of Thornton	16590.5 07/21	Utilities	1-7475	301.62	301.62
Total 2543:						301.62
2544						
07/22/2021	City of Thornton	16448.5 07/21	Utilities	1-7475	351.53	351.53
Total 2544:						351.53
2545						
07/22/2021	Special Dist Mgmt Services	06/2021	District Manage	1-7440	1,456.80	1,456.80
Total 2545:						1,456.80
2546						
07/22/2021	Terracare Associates	CD50150691	Maintenance	1-7470	939.36	939.36
07/22/2021	Terracare Associates	CD50151229	Maintenance	1-7470	451.50	451.50
Total 2546:						1,390.86
2547						
07/22/2021	UNCC	47288-2210608	Miscellaneous	1-7480	17.16	17.16
Total 2547:						17.16
Grand Totals:						3,693.41

Larkridge Metropolitan District No. 1
July-21

	General	Debt	Capital	Totals
Disbursements	\$ 3,693.41	\$ -		\$ 3,693.41
Total Disbursements from Checking Acct	\$ 3,693.41	\$ -		\$ 3,693.41

Check No/Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
2548						
08/27/2021	City of Thornton	859.5 08/21	Utilities	1-7475	19.29	19.29
Total 2548:						19.29
2549						
08/27/2021	City of Thornton	16448.5 08/21	Utilities	1-7475	439.96	439.96
Total 2549:						439.96
2550						
08/27/2021	City of Thornton	16590.5 08/21	Utilities	1-7475	340.14	340.14
Total 2550:						340.14
2551						
08/27/2021	City of Thornton	748.5 08/21	Utilities	1-7475	190.41	190.41
Total 2551:						190.41
2552						
08/27/2021	CliftonLarsonAllen LLP	2942885	Accounting	1-7000	2,402.66	2,402.66
08/27/2021	CliftonLarsonAllen LLP	2968286	Accounting	1-7000	1,260.00	1,260.00
Total 2552:						3,662.66
2553						
08/27/2021	Dazzio & Associates	487	Audit	1-7020	5,500.00	5,500.00
Total 2553:						5,500.00
2554						
08/27/2021	McGeady Becher P.C.	698M 06/2021	Legal	1-7460	5,579.00	5,579.00
Total 2554:						5,579.00
2555						
08/27/2021	Special Dist Mgmt Services	07/2021	District Manage	1-7440	658.36	658.36
Total 2555:						658.36
2556						
08/27/2021	Terracare Associates	CD50152099	Maintenance	1-7470	682.30	682.30
Total 2556:						682.30
2557						
08/27/2021	UNCC	47288-2210708	Miscellaneous	1-7480	5.28	5.28
Total 2557:						5.28
Grand Totals:						17,077.40

Larkridge Metropolitan District No. 1
August-21

	General	Debt	Capital	Totals
Disbursements	\$ 17,077.40	\$ -		\$ 17,077.40
<u>Total Disbursements from Checking Acct</u>	<u>\$ 17,077.40</u>	<u>\$ -</u>		<u>\$ 17,077.40</u>

Check No/Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
2558						
09/28/2021	City of Thornton	859.5 09/21	Utilities	1-7475	19.29	19.29
Total 2558:						19.29
2559						
09/28/2021	City of Thornton	16448.5 09/21	Utilities	1-7475	425.70	425.70
Total 2559:						425.70
2560						
09/28/2021	City of Thornton	16590.5 09/21	Utilities	1-7475	325.88	325.88
Total 2560:						325.88
2561						
09/28/2021	City of Thornton	748.5 09/21	Utilities	1-7475	190.41	190.41
Total 2561:						190.41
2562						
09/28/2021	Foster Graham Milstein & C	185562	Legal	1-7460	759.00	759.00
Total 2562:						759.00
2563						
09/28/2021	McGeady Becher P.C.	698M 07/2021	Legal	1-7460	533.04	533.04
Total 2563:						533.04
2564						
09/28/2021	Special Dist Mgmt Services	08/2021	District Manage	1-7440	603.35	603.35
Total 2564:						603.35
2565						
09/28/2021	Terracare Associates	CD50161842	Maintenance	1-7470	939.36	939.36
09/28/2021	Terracare Associates	CD50162375	Maintenance	1-7470	696.00	696.00
Total 2565:						1,635.36
2566						
09/28/2021	UNCC	47288-2210808	Miscellaneous	1-7480	9.24	9.24
Total 2566:						9.24
Grand Totals:						4,501.27

Larkridge Metropolitan District No. 1
September-21

	General	Debt	Capital	Totals
Disbursements	\$ 4,501.27	\$ -		\$ 4,501.27
<u>Total Disbursements from Checking Acct</u>	<u>\$ 4,501.27</u>	<u>\$ -</u>		<u>\$ 4,501.27</u>

LARKRIDGE METROPOLITAN DISTRICT NO. 1

FINANCIAL STATEMENTS

JULY 31, 2021

LARKRIDGE METROPOLITAN DISTRICT NO. 1
BALANCE SHEET - GOVERNMENTAL FUNDS
JULY 31, 2021

	General	Debt Service	Total
ASSETS			
First Bank checking	\$ 9,077	\$ -	\$ 9,077
First Bank savings	52,032	383,601	435,633
UMB - 2012A Interest Fund	-	99,009	99,009
UMB - 2012C Interest Fund	-	3	3
UMB - 2012 Reserve Fund	-	529,230	529,230
Property tax receivable from TDA	8,586	63,949	72,535
Receivable from County Treasurer	772	5,751	6,523
TOTAL ASSETS	\$ 70,467	\$ 1,081,543	\$ 1,152,010
 LIABILITIES AND FUND BALANCES			
CURRENT LIABILITIES			
Accounts payable	\$ 33,797	\$ -	\$ 33,797
Total Liabilities	33,797	-	33,797
 FUND BALANCES			
Total Fund Balances	36,670	1,081,543	1,118,213
TOTAL LIABILITIES AND FUND BALANCES	\$ 70,467	\$ 1,081,543	\$ 1,152,010

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**LARKRIDGE METROPOLITAN DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE SEVEN MONTHS ENDED JULY 31, 2021**

GENERAL FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
REVENUES			
Interest income	\$ 16	\$ 1	\$ (15)
Property taxes	1,608	1,608	-
Property taxes received through TDA	103,013	102,671	(342)
Specific ownership tax	7,433	4,816	(2,617)
TOTAL REVENUES	<u>112,070</u>	<u>109,096</u>	<u>(2,974)</u>
EXPENDITURES			
Accounting	23,000	17,911	5,087
Audit	5,750	5,500	250
Contingency	2,226	-	2,226
County Treasurer's fee	24	24	-
District management	20,000	6,430	13,570
Dues and membership	500	356	144
Fence and sign maintenance	10,000	-	10,000
Insurance	4,000	3,813	187
Legal	26,000	13,129	12,871
Miscellaneous	2,500	281	2,219
Repairs and maintenance	13,000	10,488	2,512
Utilities	3,000	2,004	996
TOTAL EXPENDITURES	<u>110,000</u>	<u>59,936</u>	<u>50,062</u>
NET CHANGE IN FUND BALANCES	2,070	49,158	47,089
FUND BALANCES - BEGINNING	<u>8,853</u>	<u>(12,490)</u>	<u>(21,343)</u>
FUND BALANCES - ENDING	<u>\$ 10,923</u>	<u>\$ 36,670</u>	<u>\$ 25,747</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

SUPPLEMENTARY INFORMATION

**LARKRIDGE METROPOLITAN DISTRICT NO. 1
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE SEVEN MONTHS ENDED JULY 31, 2021**

DEBT SERVICE FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
REVENUES			
Interest income	\$ 1,700	\$ 152	\$ (1,548)
Property taxes	11,977	11,979	2
Property taxes received through TDA	766,876	764,733	(2,143)
Specific ownership tax	55,337	35,855	(19,482)
TOTAL REVENUES	<u>835,890</u>	<u>812,719</u>	<u>(23,171)</u>
EXPENDITURES			
Bond interest - Series 2012A	527,287	263,644	263,643
Bond principal - Series 2012A	310,000	-	310,000
Contingency	3,283	-	3,283
County Treasurer's fee	180	180	-
Miscellaneous	-	95	(95)
Paying agent fees	2,250	-	2,250
TOTAL EXPENDITURES	<u>843,000</u>	<u>263,919</u>	<u>579,081</u>
NET CHANGE IN FUND BALANCES	(7,110)	548,799	555,909
FUND BALANCES - BEGINNING	<u>536,365</u>	<u>532,743</u>	<u>(3,622)</u>
FUND BALANCES - ENDING	<u>\$ 529,255</u>	<u>\$ 1,081,543</u>	<u>\$ 552,288</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

**LARKRIDGE METROPOLITAN DISTRICT NO. 1
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Larkridge Metropolitan District No. 1 (District), a quasi-municipal corporation, was organized by order and decree of the District Court for Adams County on May 18, 2004, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in Thornton, Colorado. The District was established to provide water, storm sewer and sanitary sewer, streets and traffic safety protection, parks and recreation, transportation, mosquito control and other powers.

At the organizational election for the District, the voters approved authorization to increase property taxes up to \$100,000 annually, as necessary, to pay for the operations and maintenance expenditures of the District. Total debt authorization was also approved in the amount of \$12,595,000 for streets, water, sewer and storm drainage improvements, \$13,095,000 for intergovernmental agreements, and \$13,095,000 for refunding debt. At an election held November 2, 2004, the voters of the District approved an additional authorization in the amount of \$4,000,000 for streets, water, sewer and storm drainage improvements, \$4,000,000 for intergovernmental agreements, and \$4,000,000 for refunding debt. On May 8, 2012, a majority of the qualified electors of the District approved authorization to increase property taxes up to \$1,000,000 annually, as necessary, to pay for operations and maintenance expenditures of the District and authorized the District's indebtedness be increased in an amount not to exceed \$51,285,000, at an interest rate not to exceed 12% per annum.

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

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

Revenues

Property Taxes

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

The calculation of the taxes levied is displayed at the adopted total mill levy of 38.000 mills.

**LARKRIDGE METROPOLITAN DISTRICT NO. 1
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7.0% of the property taxes collected by the General and Debt Service Funds, including the Property taxes received through TDA (see below).

Property Taxes Received Through TDA

The District has entered into a Tax Increment Sharing Agreement with the Thornton Development Authority (Authority), dated as of June 9, 2004, regarding the sharing of Tax Increment Revenues generated within the District. The Tax Increment Sharing Agreement provides that in consideration for the District providing public improvements and services, the Authority agrees that the portion of revenues which it receives as a result of ad valorem property tax increments, which are attributable to the District's current and future levy of ad valorem taxes on property within the Development and encompassed by the Urban Renewal Plan, shall be segregated upon receipt and shall be remitted by the Authority to the District within 45 days of the end of each quarter. The District will use such property tax revenue to pay debt service on the bonds or to reimburse the Bank for draws on the Letter of Credit.

Net Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 0.25%.

Expenditures

Administrative and Operating Expenditures

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, banking, meeting expense, landscaping, maintenance and other administrative expenses.

County Treasurer's Fees

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

Debt Service

Principal and interest payments in 2021 are provided based on the debt amortization schedule from the Series 2012 General Obligation Refunding & Improvement Bonds (discussed under Debt and Leases).

**LARKRIDGE METROPOLITAN DISTRICT NO. 1
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

On August 31, 2012, the District issued \$10,000,000 of General Obligation Refunding and Improvement Bonds Series 2012A and \$1,100,000 of General Obligation Bonds (Taxable Convertible to Tax-Exempt) Bonds Series 2012B. The Series 2012A and 2012B Bonds were issued for the purpose of refunding the Series 2004 Bonds, financing a portion of the costs of public improvements and the costs of issuing the bonds. The Series 2012A and 2012B Bonds were issued at a rate of 5.375% per annum, payable June 1 and December 1. The Series 2012A Bonds mature on December 1, 2034, and the Series 2012B Bonds matured on December 1, 2020.

The Series 2012A Bonds are subject to redemption prior to maturity at the option of the District on December 1, 2022, without redemption premium.

On August 31, 2012, the District issued \$1,940,000 of Subordinate Limited Tax Bonds (Taxable Convertible to Tax-Exempt) Series 2012C Bonds. The Series 2012C Bonds were issued for the purpose of financing the acquisition of public improvements. The Series 2012C Bonds were issued at a rate of 7% per annum. The Series 2012C Bonds will be paid from District funds from remaining funds after the payment of the Series 2012A Bonds as outlined in the bond resolution (Senior Bond Resolution).

For the Series 2012A, the District shall certify a debt service mill levy that will produce tax revenue sufficient to pay the debt requirements as they come due and, if necessary, replenish the reserve fund, with a maximum levy of 50 mills.

For the Series 2012C Bonds, the District shall certify a debt service mill levy that will produce tax revenue sufficient to pay the debt requirements as they come due, but not in excess of 31 mills (after taking into account all other revenue available under the Senior Bond Resolution).

The District's current debt service schedule for the Series 2012A Bonds is attached. Currently, pledged revenue of the District is not sufficient to pay the scheduled debt service payments for the Series 2012C Bonds.

The District has no operating or capital leases.

Reserves

Debt Service Reserve

The Debt Service Reserve Fund Requirement is \$529,225.

Emergency Reserve

The District has provided for an Emergency Reserve equal to at least 3% of the fiscal year spending for 2021, as defined under TABOR.

**LARKRIDGE METROPOLITAN DISTRICT NO. 1
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**General Obligation Refunding & Improvement Bonds - Series 2012A
Interest Rate - 5.375%, Dated August 31, 2012
Payable June 1 and December 1, Principal Due December 1**

Series 2012A - \$10,000,000 Tax-Exempt			
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 310,000	\$ 527,287	\$ 837,287
2022	335,000	510,625	845,625
2023	460,000	492,619	952,619
2024	490,000	467,895	957,895
2025	580,000	441,556	1,021,556
2026	620,000	410,381	1,030,381
2027	650,000	377,056	1,027,056
2028	700,000	342,119	1,042,119
2029	735,000	304,494	1,039,494
2030	785,000	264,987	1,049,987
2031	825,000	222,794	1,047,794
2032	880,000	178,450	1,058,450
2033	925,000	131,150	1,056,150
2034	1,515,000	81,431	1,596,431
	<u>\$ 9,810,000</u>	<u>\$ 4,752,844</u>	<u>\$ 14,562,844</u>

Larkridge Metropolitan District No. 1
Schedule of Developer Advances

	Balance at December 31, 2019*	Additions*	Payments*	Balance at December 31, 2020*
Developer advance payable	\$ 435,241	\$ 25,000	\$ -	\$ 460,241
Accrued interest on advances	403,250	31,045	-	434,295
	<u>\$ 838,491</u>	<u>\$ 56,045</u>	<u>\$ -</u>	<u>\$ 894,536</u>
	Balance at December 31, 2020*	Additions*	Payments*	Balance at December 31, 2021*
Developer advance payable	\$ 460,241	\$ -	\$ -	\$ 460,241
Accrued interest on advances	434,295	32,217	-	466,512
	<u>\$ 894,536</u>	<u>\$ 32,217</u>	<u>\$ -</u>	<u>\$ 926,753</u>

*Estimated amounts

Schedule of Debt Service - Series 201C

	Balance at December 31, 2019*	Additions*	Payments*	Balance at December 31, 2020*
Series 2012C - Unpaid principal	\$ 1,940,000	\$ -	\$ -	\$ 1,940,000
Series 2012C - Accrued interest	791,824	191,228	100,000	883,052
	<u>\$ 2,731,824</u>	<u>\$ 191,228</u>	<u>\$ 100,000</u>	<u>\$ 2,823,052</u>
	Balance at December 31, 2020*	Additions*	Payments*	Balance at December 31, 2021*
Series 2012C - Unpaid principal	\$ 1,940,000	\$ -	\$ -	\$ 1,940,000
Series 2012C - Accrued interest	883,052	197,614	-	1,080,666
	<u>\$ 2,823,052</u>	<u>\$ 197,614</u>	<u>\$ -</u>	<u>\$ 3,020,666</u>

*Estimated amounts

LARKRIDGE METROPOLITAN DISTRICT NO. 1
Schedule of Cash Position
July 31, 2021
Updated as of August 31, 2021

	General Fund	Debt Service Fund	Total
<u>First Bank - Checking</u>			
Balance as of 07/31/21	\$ 9,056.13	\$ -	\$ 9,056.13
Subsequent activities:			
8/2/2021 - Release checks 2536-2539, 2541-2544, 2545-2547	(16,852.57)		(16,852.57)
8/10/2021 - Transfer from 1st Bank Savings	49,681.10	-	49,681.10
<i>Anticipated Vouchers Payable</i>	(17,077.40)	-	(17,077.40)
<i>Anticipated Balance</i>	<u>24,807.26</u>	<u>-</u>	<u>24,807.26</u>
<u>First Bank - Savings</u>			
Balance as of 07/31/21	51,783.49	383,849.97	435,633.46
Subsequent activities:			
8/10/21 - Ptax Deposit - July	772.39	5,750.74	6,523.13
8/10/21 - Transfer to 1st Bank Checking	(49,681.10)		(49,681.10)
<i>Anticipated Balance</i>	<u>2,874.78</u>	<u>389,600.71</u>	<u>392,475.49</u>
<u>UMB Reserve Fund-Restricted for DS - 139264.7</u>			
Balance as of 07/31/21	-	529,229.79	529,229.79
Subsequent activities:			
<i>Anticipated Balance</i>	<u>-</u>	<u>529,229.79</u>	<u>529,229.79</u>
<u>UMB 2012A Interest Fund - 139264.1</u>			
Balance as of 07/31/21	-	99,008.66	99,008.66
Subsequent activities:			
<i>Anticipated Balance</i>	<u>-</u>	<u>99,008.66</u>	<u>99,008.66</u>
<u>UMB 2012B Principal Fund - 139264.4</u>			
Balance as of 07/31/21	-	-	-
Subsequent activities:			
<i>Anticipated Balance</i>	<u>-</u>	<u>-</u>	<u>-</u>
<u>UMB 2012B Interest Fund - 139264.3</u>			
Balance as of 07/31/21	-	-	-
Subsequent activities:			
<i>Anticipated Balance</i>	<u>-</u>	<u>-</u>	<u>-</u>
<u>UMB 2012C Interest Fund - 139264.5</u>			
Balance as of 07/31/21	-	2.84	2.84
<i>Anticipated Balance</i>	<u>-</u>	<u>2.84</u>	<u>2.84</u>
<u>UMB Series 2012 A B C Bond Payment Fund - 139264.2</u>			
Balance as of 07/31/21	-	0.06	0.06
<i>Anticipated Balance</i>	<u>-</u>	<u>0.06</u>	<u>0.06</u>
Total Anticipated Balance	<u>\$ 27,682.04</u>	<u>\$ 1,017,842.06</u>	<u>\$ 1,045,524.10</u>

Yield Information as of 07/31/21

1st Bank - 0.01%
UMB invested in C-Safe - 0.02%

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

LARKRIDGE METROPOLITAN DISTRICT NO. 1
Property Taxes Reconciliation
2021

	Current Year							Prior Year				
	Property Taxes	Delinquent Taxes, Rebates and Abatements	TIF Increment	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
								Monthly	Y-T-D		Monthly	Y-T-D
January	\$ 625.82	\$ -	\$ (616.34)	\$ 5,017.27	\$ -	\$ (0.14)	\$ 5,026.61	0.07%	0.07%	\$ 5,019.97	0.12%	0.12%
February	294,635.10	-	(290,171.14)	6,494.80	-	(66.96)	10,891.80	32.86%	32.93%	10,416.93	37.55%	37.66%
March	91,454.79	-	(90,069.18)	5,624.38	-	(20.78)	6,989.21	10.20%	43.13%	6,122.41	12.76%	50.43%
April	135,254.55	-	(133,205.34)	6,958.02	-	(30.74)	8,976.49	15.08%	58.21%	4,461.47	11.61%	62.04%
May	3,113.72	-	(3,066.54)	6,083.05	-	(0.71)	6,129.52	0.35%	58.56%	6,885.38	0.44%	62.48%
June	294,343.64	-	(289,844.81)	5,088.81	2.51	(67.53)	9,522.62	33.12%	91.68%	9,283.32	37.06%	99.53%
July	74,772.22	-	(73,639.36)	5,404.86	2.44	(17.03)	6,523.13	8.34%	100.02%	6,074.74	0.07%	99.60%
August	-	-	-	-	-	-	-	0.00%	100.02%	4,000.20	-2.77%	96.83%
September	-	-	-	-	-	-	-	0.00%	100.02%	5,909.89	0.00%	96.83%
October	-	-	-	-	-	-	-	0.00%	100.02%	5,620.69	0.00%	96.83%
November	-	-	-	-	-	-	-	0.00%	100.02%	5,857.45	0.00%	96.83%
December	-	-	-	-	-	-	-	0.00%	100.02%	4,693.49	0.00%	96.83%
\$	894,199.84	\$ -	\$ (880,612.71)	\$ 40,671.19	\$ 4.95	\$ (203.89)	\$ 54,059.38	100.02%	100.02%	\$ 74,345.94	96.83%	96.83%

Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied	Mills Levied	Assessed Valuation
\$ 1,608	11.84%	\$ 1,608.25	100.02%	4.500	\$ 23,490,430
\$ 11,977	88.16%	11,978.88	100.02%	33.500	(23,117,860)
\$ 13,585	100.00%	\$ 13,587.13	100.02%	38.000	\$ 372,570

Property Tax

General Fund
Debt Service Fund

Specific Ownership Tax

General Fund
Debt Service Fund

Treasurer's Fees

General Fund
Debt Service Fund

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Dazzio & Associates, PC

Certified Public Accountants

October 1, 2021

To the Board of Directors and Management
Larkridge Metropolitan District No. 1
c/o Special District Management Services, Inc.
141 Union Blvd., Suite 150
Lakewood, Colorado 80228

We are pleased to confirm our understanding of the services we are to provide Larkridge Metropolitan District No. 1 (the District) for the year ended December 31, 2021.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, each major fund and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended December 31, 2021.

We have also been engaged to report on supplementary information that accompanies the District's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America, and we will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor's report on the financial statements:

- 1) Schedule of Revenues, Expenditures and Changes in Fund Balance –Budget and Actual – Debt Service Fund

In connection with our audit of the basic financial statements, we will read the following other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report:

- 1) Summary of Assessed Valuation, Mill Levy and Property Taxes Collected
- 2) Schedule of Debt Service Requirements to Maturity

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. 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. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, confirmation of certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations

from your attorneys as part of the engagement, and they may bill you for responding to this inquiry.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. 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, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America. You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to [include the audited financial statements with any presentation of the supplementary information that includes our report thereon OR make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon]. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Dazzio & Associates, PC and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a regulatory agency or its designee. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Dazzio & Associates, PC personnel. Furthermore, upon request, we may provide copies of selected audit documentation to a regulatory agency or its designee. The regulatory agency or its designee may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

Stephen Dazzio is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

Our fee for services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses, will not exceed \$5,500. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and may not be resumed until your

account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

Reporting

We will issue a written report upon completion of our audit of Larkridge Metropolitan District No. 1's financial statements which, if applicable, will also address other information in accordance with AU-C 720, *The Auditor's Responsibilities Relating to Other Information Included in Annual Reports*. Our report will be addressed to the Board of Directors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to the District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Very truly yours,

Daggio & Associates, P.C.

RESPONSE:

This letter correctly sets forth the understanding of Larkridge Metropolitan District No. 1.

Management signature: _____

Title: _____

Date: _____

Board signature: _____

Title: _____

Date: _____

Ken Musso
ASSESSOR



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
PHONE 720.523.6038
FAX 720.523.6037
www.adcogov.org

August 25, 2021

LARKRIDGE METRO DISTRICT 1
SPECIAL DISTRICT MANAGEMENT SERVICES INC
Attn: ANN E FINN
141 UNION BLVD STE 150
LAKEWOOD CO 80228-1898

AUG 30 2021

To ANN E FINN:

Enclosed is the 2021 preliminary valuation. This valuation along with all other statutory requirements is on the enclosed form. A final certification of value will be sent out on or before December 10, 2021.

This value is subject to change by the County Board of Equalization, Board of Assessment Appeals and the State Board of Equalization as provided by law.

2021 UPDATE: House Bill 21-1312, increase the exemption threshold on personal property accounts from \$7,900 to \$50,000. This means all personal property accounts that have a value of \$7,901 or more, and below \$50,000 that were previously taxable are now exempt. The state will be reimbursing the lost revenue to all taxing entities. The last line of this Certification of Valuation has not been filled in for the preliminary Certification, but the amount will be provided on the December re-Certification.

Sincerely,

A handwritten signature in black ink, appearing to read 'KM', with a long horizontal flourish extending to the right.

Ken Musso
Adams County Assessor
KM/rmb

CERTIFICATION OF VALUATION BY ADAMS COUNTY ASSESSOR

Name of Jurisdiction: 228 - LARKRIDGE METRO DISTRICT 1

IN ADAMS COUNTY ON 8/24/2021

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2021 IN ADAMS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$357,540
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$25,342,480
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$24,983,890
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$358,590
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b) C.R.S.): ##	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$7,464.44

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

** New construction is defined as: Taxable real property structures and the personal property connected with the structure.

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2021 IN ADAMS COUNTY, COLORADO ON AUGUST 25, 2021

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$80,224.852
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: †	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)	\$0
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property

† Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
--	-----

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2021

Data Date: 8/24/2021

LARKRIDGE METROPOLITAN DISTRICT NO. 1

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2022

**LARKRIDGE METROPOLITAN DISTRICT NO. 1
SUMMARY
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

9/30/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 7/31/2021	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCES	\$ 561,897	\$ 545,218	\$ 520,253	\$ 520,253	\$ 543,209
REVENUES					
Property taxes	13,168	13,585	13,587	13,587	13,626
Specific ownership tax	62,923	62,770	40,671	69,722	67,411
Interest income	572	1,716	153	263	567
Property taxes TDA	823,538	869,889	867,404	869,889	935,147
Developer advance	25,000	-	-	-	-
Total revenues	<u>925,201</u>	<u>947,960</u>	<u>921,815</u>	<u>953,461</u>	<u>1,016,751</u>
Total funds available	<u>1,487,098</u>	<u>1,493,178</u>	<u>1,442,068</u>	<u>1,473,714</u>	<u>1,559,960</u>
EXPENDITURES					
General Fund	116,702	110,000	59,936	90,693	117,000
Debt Service Fund	850,143	843,000	263,919	839,812	851,000
Total expenditures	<u>966,845</u>	<u>953,000</u>	<u>323,855</u>	<u>930,505</u>	<u>968,000</u>
Total expenditures and transfers out requiring appropriation	<u>966,845</u>	<u>953,000</u>	<u>323,855</u>	<u>930,505</u>	<u>968,000</u>
ENDING FUND BALANCES	<u>\$ 520,253</u>	<u>\$ 540,178</u>	<u>\$ 1,118,213</u>	<u>\$ 543,209</u>	<u>\$ 591,960</u>
EMERGENCY RESERVE	\$ 2,300	\$ 3,400	\$ 3,400	\$ 3,500	\$ 3,700
DEBT SERVICE RESERVE FUND	529,225	529,225	529,225	529,225	529,225
TOTAL RESERVE	<u>\$ 531,525</u>	<u>\$ 532,625</u>	<u>\$ 532,625</u>	<u>\$ 532,725</u>	<u>\$ 532,925</u>

No assurance provided. See summary of significant assumption.

LARKRIDGE METROPOLITAN DISTRICT NO. 1
PROPERTY TAX SUMMARY INFORMATION
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,

9/30/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 7/31/2021	ESTIMATED 2021	BUDGET 2022
ASSESSED VALUATION					
Commercial	\$ 23,446,810	\$ 21,931,930	\$ 21,931,930	\$ 21,931,930	\$ 23,258,270
Agricultural	-	60	60	60	60
State assessed	50	4,250	4,250	4,250	5,990
Vacant land	18,910	890	890	890	890
Personal property	24,660	1,660,850	1,660,850	1,660,850	2,077,270
	<u>23,490,430</u>	<u>23,597,980</u>	<u>23,597,980</u>	<u>23,597,980</u>	<u>25,342,480</u>
Adjustments	(23,117,860)	(23,240,440)	(23,240,440)	(23,240,440)	(24,983,890)
Certified Assessed Value	<u>\$ 372,570</u>	<u>\$ 357,540</u>	<u>\$ 357,540</u>	<u>\$ 357,540</u>	<u>\$ 358,590</u>
MILL LEVY					
General	3.000	4.500	4.500	4.500	4.500
Debt Service	33.500	33.500	33.500	33.500	33.500
Total mill levy	<u>36.500</u>	<u>38.000</u>	<u>38.000</u>	<u>38.000</u>	<u>38.000</u>
PROPERTY TAXES					
General	\$ 1,118	\$ 1,608	\$ 1,608	\$ 1,608	\$ 1,613
Debt Service	12,481	11,977	11,977	11,977	12,012
	<u>13,599</u>	<u>13,585</u>	<u>13,585</u>	<u>13,585</u>	<u>13,625</u>
Levied property taxes	13,599	13,585	13,585	13,585	13,625
Adjustments to actual/rounding	(432)	-	2	2	-
Budgeted property taxes	<u>\$ 13,167</u>	<u>\$ 13,585</u>	<u>\$ 13,587</u>	<u>\$ 13,587</u>	<u>\$ 13,625</u>
BUDGETED PROPERTY TAXES					
General	\$ 1,083	\$ 1,608	\$ 1,608	\$ 1,608	\$ 1,613
Debt Service	12,085	11,977	11,979	11,979	12,013
	<u>\$ 13,168</u>	<u>\$ 13,585</u>	<u>\$ 13,587</u>	<u>\$ 13,587</u>	<u>\$ 13,626</u>

No assurance provided. See summary of significant assumption.

LARKRIDGE METROPOLITAN DISTRICT NO. 1
GENERAL FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,

9/30/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 7/31/2021	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 5,249	\$ 8,853	\$ (12,490)	\$ (12,490)	\$ 9,696
REVENUES					
Property taxes	1,083	1,608	1,608	1,608	1,613
Property taxes TDA	67,705	103,013	102,671	103,013	110,741
Specific ownership tax	5,172	7,433	4,816	8,256	7,983
Developer advance	25,000	-	-	-	-
Interest income	3	16	1	2	11
Total revenues	<u>98,963</u>	<u>112,070</u>	<u>109,096</u>	<u>112,879</u>	<u>120,348</u>
Total funds available	<u>104,212</u>	<u>120,923</u>	<u>96,606</u>	<u>100,389</u>	<u>130,044</u>
EXPENDITURES					
General and administrative					
Accounting	15,772	23,000	17,911	23,000	25,300
Audit	5,500	5,750	5,500	5,500	5,750
Contingency	5,181	2,226	-	-	2,326
County Treasurer's fee	16	24	24	24	24
District management	21,341	20,000	6,430	15,000	20,000
Dues and membership	323	500	356	356	400
Election expense	990	-	-	-	1,000
Insurance	3,740	4,000	3,813	3,813	4,200
Legal	40,518	26,000	13,129	25,000	28,000
Miscellaneous	2,406	2,500	281	-	-
Repairs and maintenance	11,858	13,000	10,488	13,000	15,000
Utilities	3,662	3,000	2,004	5,000	5,000
Operations and maintenance					
Engineering	5,395	-	-	-	-
Signage maintenance	-	10,000	-	-	10,000
Total expenditures	<u>116,702</u>	<u>110,000</u>	<u>59,936</u>	<u>90,693</u>	<u>117,000</u>
Total expenditures and transfers out requiring appropriation	<u>116,702</u>	<u>110,000</u>	<u>59,936</u>	<u>90,693</u>	<u>117,000</u>
ENDING FUND BALANCE	<u>\$ (12,490)</u>	<u>\$ 10,923</u>	<u>\$ 36,670</u>	<u>\$ 9,696</u>	<u>\$ 13,044</u>
EMERGENCY RESERVE	<u>\$ 2,300</u>	<u>\$ 3,400</u>	<u>\$ 3,400</u>	<u>\$ 3,500</u>	<u>\$ 3,700</u>
TOTAL RESERVE	<u>\$ 2,300</u>	<u>\$ 3,400</u>	<u>\$ 3,400</u>	<u>\$ 3,500</u>	<u>\$ 3,700</u>

No assurance provided. See summary of significant assumption.

LARKRIDGE METROPOLITAN DISTRICT NO. 1
DEBT SERVICE FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,

9/30/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 7/31/2021	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 556,648	\$ 536,365	\$ 532,743	\$ 532,743	\$ 533,513
REVENUES					
Property taxes	12,085	11,977	11,979	11,979	12,013
Property taxes TDA	755,833	766,876	764,733	766,876	824,406
Specific ownership tax	57,751	55,337	35,855	61,466	59,428
Interest income	569	1,700	152	261	556
Total revenues	<u>826,238</u>	<u>835,890</u>	<u>812,719</u>	<u>840,582</u>	<u>896,403</u>
Total funds available	<u>1,382,886</u>	<u>1,372,255</u>	<u>1,345,462</u>	<u>1,373,325</u>	<u>1,429,916</u>
Debt Service					
Miscellaneous	-	-	95	95	-
Bond interest - Series 2012A	537,500	527,287	263,644	527,287	510,625
Bond interest - Series 2012B	1,075	-	-	-	-
Bond interest - Series 2012C	99,135	-	-	-	-
Bond principal - Series 2012A	190,000	310,000	-	310,000	335,000
Bond principal - Series 2012B	20,000	-	-	-	-
Contingency	-	3,283	-	-	2,945
County Treasurer's fee	183	180	180	180	180
Paying agent fees	2,250	2,250	-	2,250	2,250
Total expenditures	<u>850,143</u>	<u>843,000</u>	<u>263,919</u>	<u>839,812</u>	<u>851,000</u>
Total expenditures and transfers out requiring appropriation	<u>850,143</u>	<u>843,000</u>	<u>263,919</u>	<u>839,812</u>	<u>851,000</u>
ENDING FUND BALANCE	<u>\$ 532,743</u>	<u>\$ 529,255</u>	<u>\$ 1,081,543</u>	<u>\$ 533,513</u>	<u>\$ 578,916</u>
DEBT SERVICE RESERVE FUND	<u>\$ 529,225</u>	<u>\$ 529,225</u>	<u>\$ 529,225</u>	<u>\$ 529,225</u>	<u>\$ 529,225</u>
TOTAL RESERVE	<u>\$ 529,225</u>	<u>\$ 529,225</u>	<u>\$ 529,225</u>	<u>\$ 529,225</u>	<u>\$ 529,225</u>

No assurance provided. See summary of significant assumption.

LARKRIDGE METROPOLITAN DISTRICT NO. 1
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

Larkridge Metropolitan District No. 1 (District), a quasi-municipal corporation, was organized by order and decree of the District Court for Adams County on May 18, 2004, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in Thornton, Colorado. The District was established to provide water, storm sewer and sanitary sewer, streets and traffic safety protection, parks and recreation, transportation, mosquito control and other powers.

At the organizational election for the District, the voters approved authorization to increase property taxes up to \$100,000 annually, as necessary, to pay for the operations and maintenance expenditures of the District. Total debt authorization was also approved in the amount of \$12,595,000 for streets, water, sewer and storm drainage improvements, \$13,095,000 for intergovernmental agreements, and \$13,095,000 for refunding debt. At an election held November 2, 2004, the voters of the District approved an additional authorization in the amount of \$4,000,000 for streets, water, sewer and storm drainage improvements, \$4,000,000 for intergovernmental agreements, and \$4,000,000 for refunding debt. On May 8, 2012, a majority of the qualified electors of the District approved authorization to increase property taxes up to \$1,000,000 annually, as necessary, to pay for operations and maintenance expenditures of the District and authorized the District's indebtedness be increased in an amount not to exceed \$51,285,000, at an interest rate not to exceed 12% per annum.

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

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

Revenues

Property Taxes

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

The calculation of the taxes levied is displayed at the adopted total mill levy of 38.000 mills.

**LARKRIDGE METROPOLITAN DISTRICT NO. 1
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7.0% of the property taxes collected by the General and Debt Service Funds, including the Property taxes received through TDA (see below).

Property Taxes Received Through TDA

The District has entered into a Tax Increment Sharing Agreement with the Thornton Development Authority (Authority), dated as of June 9, 2004, regarding the sharing of Tax Increment Revenues generated within the District. The Tax Increment Sharing Agreement provides that in consideration for the District providing public improvements and services, the Authority agrees that the portion of revenues which it receives as a result of ad valorem property tax increments, which are attributable to the District's current and future levy of ad valorem taxes on property within the Development and encompassed by the Urban Renewal Plan, shall be segregated upon receipt and shall be remitted by the Authority to the District within 45 days of the end of each quarter. The District will use such property tax revenue to pay debt service on the bonds or to reimburse the Bank for draws on the Letter of Credit.

Net Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 0.10%.

Expenditures

Administrative and Operating Expenditures

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, banking, meeting expense, landscaping, maintenance and other administrative expenses.

County Treasurer's Fees

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

Debt Service

Principal and interest payments in 2022 are provided based on the debt amortization schedule from the Series 2012 General Obligation Refunding & Improvement Bonds (discussed under Debt and Leases).

**LARKRIDGE METROPOLITAN DISTRICT NO. 1
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

On August 31, 2012, the District issued \$10,000,000 of General Obligation Refunding and Improvement Bonds Series 2012A and \$1,100,000 of General Obligation Bonds (Taxable Convertible to Tax-Exempt) Bonds Series 2012B. The Series 2012A and 2012B Bonds were issued for the purpose of refunding the Series 2004 Bonds, financing a portion of the costs of public improvements and the costs of issuing the bonds. The Series 2012A and 2012B Bonds were issued at a rate of 5.375% per annum, payable June 1 and December 1. The Series 2012A Bonds mature on December 1, 2034, and the Series 2012B Bonds matured on December 1, 2020.

The Series 2012A Bonds are subject to redemption prior to maturity at the option of the District on December 1, 2022, without redemption premium.

On August 31, 2012, the District issued \$1,940,000 of Subordinate Limited Tax Bonds (Taxable Convertible to Tax-Exempt) Series 2012C Bonds. The Series 2012C Bonds were issued for the purpose of financing the acquisition of public improvements. The Series 2012C Bonds were issued at a rate of 7% per annum. The Series 2012C Bonds will be paid from District funds from remaining funds after the payment of the Series 2012A Bonds as outlined in the bond resolution (Senior Bond Resolution).

For the Series 2012A, the District shall certify a debt service mill levy that will produce tax revenue sufficient to pay the debt requirements as they come due and, if necessary, replenish the reserve fund, with a maximum levy of 50 mills.

For the Series 2012C Bonds, the District shall certify a debt service mill levy that will produce tax revenue sufficient to pay the debt requirements as they come due, but not in excess of 31 mills (after taking into account all other revenue available under the Senior Bond Resolution).

The District's current debt service schedule for the Series 2012A Bonds is attached. Currently, pledged revenue of the District is not sufficient to pay the scheduled debt service payments for the Series 2012C Bonds.

The District has no operating or capital leases.

Reserves

Debt Service Reserve

The Debt Service Reserve Fund Requirement is \$529,225.

Emergency Reserve

The District has provided for an Emergency Reserve equal to at least 3% of the fiscal year spending for 2022, as defined under TABOR.

This information is an integral part of the accompanying budget.

**LARKRIDGE METROPOLITAN DISTRICT NO. 1
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**General Obligation Refunding & Improvement Bonds - Series 2012A
Interest Rate - 5.375%, Dated August 31, 2012
Payable June 1 and December 1, Principal Due December 1**

	Series 2012A - \$10,000,000 Tax-Exempt		
	Principal	Interest	Total
2022	\$ 335,000	\$ 510,625	\$ 845,625
2023	460,000	492,619	952,619
2024	490,000	467,895	957,895
2025	580,000	441,556	1,021,556
2026	620,000	410,381	1,030,381
2027	650,000	377,056	1,027,056
2028	700,000	342,119	1,042,119
2029	735,000	304,494	1,039,494
2030	785,000	264,987	1,049,987
2031	825,000	222,794	1,047,794
2032	880,000	178,450	1,058,450
2033	925,000	131,150	1,056,150
2034	1,515,000	81,431	1,596,431
	<u>\$ 9,500,000</u>	<u>\$ 4,225,557</u>	<u>\$ 13,725,557</u>

Larkridge Metropolitan District No. 1
Schedule of Developer Advances

	Balance at December 31, 2020*	Additions*	Payments*	Balance at December 31, 2021*
Developer advance payable	\$ 460,239	\$ -	\$ -	\$ 460,239
Accrued interest on advances	434,297	32,217	-	466,514
	<u>\$ 894,536</u>	<u>\$ 32,217</u>	<u>\$ -</u>	<u>\$ 926,753</u>

	Balance at December 31, 2021*	Additions*	Payments*	Balance at December 31, 2022*
Developer advance payable	\$ 460,239	\$ -	\$ -	\$ 460,239
Accrued interest on advances	466,514	32,217	-	498,731
	<u>\$ 926,753</u>	<u>\$ 32,217</u>	<u>\$ -</u>	<u>\$ 958,970</u>

*Estimated amounts

Schedule of Debt Service - Series 201C

	Balance at December 31, 2020*	Additions*	Payments*	Balance at December 31, 2021*
Series 2012C - Unpaid principal	\$ 1,940,000	\$ -	\$ -	\$ 1,940,000
Series 2012C - Accrued interest	883,052	197,614	-	1,080,666
	<u>\$ 2,823,052</u>	<u>\$ 197,614</u>	<u>\$ -</u>	<u>\$ 3,020,666</u>

	Balance at December 31, 2021*	Additions*	Payments*	Balance at December 31, 2022*
Series 2012C - Unpaid principal	\$ 1,940,000	\$ -	\$ -	\$ 1,940,000
Series 2012C - Accrued interest	1,080,666	211,447	-	1,292,113
	<u>\$ 3,020,666</u>	<u>\$ 211,447</u>	<u>\$ -</u>	<u>\$ 3,232,113</u>

*Estimated amounts

No assurance provided. See summary of significant assumption.

RESOLUTION NO. 2021 – 10 - ____
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE LARKRIDGE METROPOLITAN DISTRICT NO. 1
TO ADOPT THE 2022 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Larkridge Metropolitan District No. 1 (“District”) has appointed the District Accountant to prepare and submit a proposed 2022 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2021, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on October 12, 2021, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Larkridge Metropolitan District No. 1:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Larkridge Metropolitan District No. 1 for the 2022 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 12TH day of OCTOBER, 2021.

Secretary

(SEAL)

EXHIBIT A
(Budget)

I, Ann Finn, hereby certify that I am the duly appointed Secretary of the Larkridge Metropolitan District No. 1, and that the foregoing is a true and correct copy of the budget for the budget year 2022, duly adopted at a meeting of the Board of Directors of the Larkridge Metropolitan District No. 1 held on October 12, 2021.

By: _____
Secretary

RESOLUTION NO. 2021 - 10 - ____
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE LARKRIDGE METROPOLITAN DISTRICT NO. 1
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Larkridge Metropolitan District No. 1 (“District”) has adopted the 2022 annual budget in accordance with the Local Government Budget Law on October 12, 2021; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2022 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Larkridge Metropolitan District No. 1:

1. That for the purposes of meeting all general fund expenses of the District during the 2022 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2022 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Adams County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 12th day of October, 2021.

Secretary

(SEAL)

EXHIBIT A
(Certification of Tax Levies)

RESOLUTION NO. 2021-10-____

**A RESOLUTION OF THE BOARD OF DIRECTORS OF
LARKRIDGE METROPOLITAN DISTRICT NO. 1
CALLING A REGULAR ELECTION FOR DIRECTORS
MAY 3, 2022**

A. The terms of the offices of Directors Shell Cook and Douglas Ernst shall expire upon the election of their successors at the regular election, to be held on May 3, 2022 (“**Election**”), and upon such successors taking office.

B. In accordance with the provisions of the Special District Act (“**Act**”) and the Uniform Election Code (“**Code**”), the Election must be conducted to elect two (2) Directors to serve until the second regular election, to occur May 6, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Larkridge Metropolitan District No. 1 (the “**District**”) of the County of Adams, Colorado:

1. Date and Time of Election. The Election shall be held on May 3, 2022, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Act, Code, and other applicable laws. At that time, two (2) Directors shall be elected to serve until the second regular election, to occur May 6, 2025.

2. Precinct. The District shall consist of one (1) election precinct for the convenience of the eligible electors of the District.

3. Conduct of Election. The Election shall be conducted as an independent mail ballot election in accordance with all relevant provisions of the Code. The Designated Election Official shall have on file, no later than fifty-five (55) days prior to the Election, a plan for conducting the independent mail ballot Election.

4. Designated Election Official. Ann E. Finn shall be the Designated Election Official and is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of the Act, Code or other applicable laws. The Election shall be conducted in accordance with the Act, Code and other applicable laws. Among other matters, the Designated Election Official shall appoint election judges as necessary, arrange for the required notices of election (either by mail or publication) and printing of ballots, and direct that all other appropriate actions be accomplished.

5. Call for Nominations. The Designated Election Official shall provide Call for Nominations as required under Section 1-13.5-501, C.R.S., as applicable.

6. Absentee Ballot Applications. NOTICE IS FURTHER GIVEN, pursuant to Section 1-13.5-1002, C.R.S., that applications for and return of absentee ballots may be filed with the Designated Election Official of the District, c/o Ann E. Finn, Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228,

between the hours of 8:00 a.m. and 5:00 p.m., until the close of business on the Tuesday immediately preceding the Election (April 26, 2022).

Self-Nomination and Acceptance Forms. Self-Nomination and Acceptance Forms are available and can be obtained from Ann E. Finn, the Designated Election Official for the Larkridge Metropolitan District No. 1, c/o Ann E. Finn, Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228 and on the District's website at <https://larkridgemd1-2.colorado.gov/>.

7. Cancellation of Election. If the only matter before the electors is the election of Directors of the District and if, at 5:00 P.M. on March 1, 2022, the sixty-third day prior to the regular election, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with law.

8. Severability. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, it being the Board of Director's intention that the various provisions hereof are severable.

9. Repealer. All acts, orders and resolutions, or parts thereof, of the Board of Directors which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

10. Effective Date. The provisions of this Resolution shall take effect as of the date adopted and approved by the Board of Directors of Larkridge Metropolitan District No. 1.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION
CALLING A REGULAR ELECTION FOR DIRECTORS
MAY 3, 2022]**

RESOLUTION APPROVED AND ADOPTED on October 12, 2021.

**LARKRIDGE METROPOLITAN
DISTRICT NO. 1**

By: _____
President

Attest:

Secretary



141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 • Fax: 303-987-2032

MEMORANDUM

TO: Board of Directors

FROM: Christel Gemski
Executive Vice-President

DATE: August 31, 2021

RE: Notice of 2022 Rate Increase

A handwritten signature in blue ink that reads "Christel Gemski".

In accordance with the Management Agreement (“Agreement”) between the District and Special District Management Services, Inc. (“SDMS”), at the time of the annual renewal of the Agreement, the hourly rate described in Article III for management and all services shall increase by the CPI (5.28%) per hour.

We hope you will understand that it is necessary to increase our rates due to increasing gas and operating costs along with new laws and rules implemented by our legislature.