

**SWEETGRASS METROPOLITAN DISTRICT NO. 1**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2022**



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## INDEPENDENT AUDITORS' REPORT

Board of Directors  
Sweetgrass Metropolitan District No. 1  
Dacono, Colorado

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and the major fund of Sweetgrass Metropolitan District No. 1, as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise Sweetgrass Metropolitan District No. 1's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of Sweetgrass Metropolitan District No. 1, as of December 31, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Sweetgrass Metropolitan District No. 1 and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Sweetgrass Metropolitan District No. 1's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

***Auditors' Responsibilities for the Audit of the Financial Statements***

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

In performing an audit in accordance with GAAS, we:

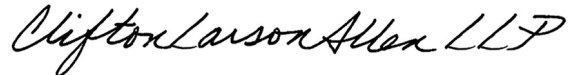
- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Sweetgrass Metropolitan District No. 1's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Sweetgrass Metropolitan District No. 1's ability to continue as a going concern for a reasonable period of time.

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

**Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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



**CliftonLarsonAllen LLP**

Broomfield, Colorado  
May 4, 2023

**SWEETGRASS METROPOLITAN DISTRICT NO. 1**  
**STATEMENT OF NET POSITION**  
**DECEMBER 31, 2022**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 508
Restricted Cash	64,125
Refundable Deposits	13,416
Property Tax Receivable	2
Prepaid Items	3,307
Total Assets	81,358
<b>LIABILITIES</b>	
Accounts Payable and Retainage Payable	56,183
Accrued Interest	199,122
Noncurrent Liabilities:	
Due in More than One Year:	
Series 2022B Bonds	4,624,030
Total Liabilities	4,879,335
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	2
Total Deferred Inflows of Resources	2
<b>NET POSITION</b>	
Restricted for TABOR	6,265
Restricted for Capital Projects	64,125
Unrestricted	(4,868,369)
Total Net Position	\$ (4,797,979)

See accompanying Notes to Financial Statements.

**SWEETGRASS METROPOLITAN DISTRICT NO. 1  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2022**

Functions/Programs	Expenses	Program Revenue Charges for Services	Net Revenue (Expense) and Change in Net Position Governmental Activities
<b>Governmental Activities:</b>			
General Government	\$ 4,637,745	\$ -	\$ (4,637,745)
Public Works	5,628,296	-	(5,628,296)
Interest and Related Costs on Long-Term Debt	366,622	-	(366,622)
	\$ 10,632,663	\$ -	(10,632,663)
<b>General Revenues:</b>			
			2
			24
			208,802
			172,500
			381,328
			<b>Change in Net Position</b>
			(10,251,335)
			Net Position - Beginning of Year
			5,453,356
			<b>Net Position - End of Year</b>
			\$ (4,797,979)

See accompanying Notes to Basic Financial Statements.

**SWEETGRASS METROPOLITAN DISTRICT NO. 1  
BALANCE SHEET  
DECEMBER 31, 2022**

	General Fund
<b>ASSETS</b>	
Cash and Investments	\$ 508
Restricted Cash	64,125
Refundable Deposits	13,416
Property Tax Receivable	2
Prepaid Items	3,307
Total Assets	\$ 81,358
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE</b>	
<b>LIABILITIES</b>	
Accounts Payable and Retainage Payable	\$ 56,183
Total Liabilities	56,183
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	2
Total Deferred Inflows of Resources	2
<b>FUND BALANCE</b>	
Nonspendable	3,307
Restricted for TABOR	6,265
Unassigned	15,601
Total Fund Balance	25,173
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	\$ 81,358

See accompanying Notes to Basic Financial Statements.



**SWEETGRASS METROPOLITAN DISTRICT NO. 1  
RECONCILIATION OF THE BALANCE SHEET OF  
GOVERNMENTAL FUND TO THE STATEMENT OF NET POSITION  
YEAR ENDED DECEMBER 31, 2022**

Total Fund Balance - Total Governmental Fund	\$ 25,173
Amounts reported for governmental activities in the statement of net position are different because:	
Accrued interest payable is recognized for governmental activities, but is not reported as a liability in the governmental fund.	(199,122)
Some liabilities, including bonds and notes payable, are not due in the current period and, therefore, are not reported in the fund balance sheet. Series 2022B Bonds	<u>(4,624,030)</u>
Net Position of Governmental Activities	<u>\$ (4,797,979)</u>

See accompanying Notes to Basic Financial Statements.

**SWEETGRASS METROPOLITAN DISTRICT NO. 1  
STATEMENT OF REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCE – GOVERNMENTAL FUND  
YEAR ENDED DECEMBER 31, 2022**

	<u>General Fund</u>
<b>REVENUES</b>	
Property Taxes	\$ 2
Net Investment Income	24
Transportation Impact Fees	208,802
Intergovernmental - Sweetgrass Metropolitan District No. 2 and No. 3	172,500
Total Revenues	<u>381,328</u>
<b>EXPENDITURES</b>	
Current:	
Treasurer and Director Fees	60
Accounting	21,170
Audit	12,075
Insurance	3,257
Legal	35,269
Letter of Credit Fees	4,411
Other	1,237
Intergovernmental - Sweetgrass Metropolitan District No. 2 and No. 3	4,560,266
Debt Service:	
Closing Costs	167,500
Capital Outlay	146,058
Total Expenditures	<u>4,951,303</u>
<b>DEFICIENCY OF REVENUES OVER EXPENDITURES</b>	(4,569,975)
<b>OTHER FINANCING SOURCES</b>	
Proceeds from Series 2022B Bonds	4,624,030
Total Other Financing Sources	<u>4,624,030</u>
<b>NET CHANGE IN FUND BALANCES</b>	54,055
Fund Balance - Beginning of Year	<u>(28,882)</u>
<b>FUND BALANCE - END OF YEAR</b>	<u><u>\$ 25,173</u></u>

See accompanying Notes to Basic Financial Statements.

**SWEETGRASS METROPOLITAN DISTRICT NO. 1  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCE OF THE GOVERNMENTAL FUND TO  
THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2022**

Net Change in Fund Balance - Total Governmental Fund	\$	54,055
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Amounts reported for governmental activities in the statement of activities are different because:

Governmental fund reports capital outlays as expenditures. However, for government activities, those capital outlays other than noncapitalizable items are shown in the statement of net position at cost.

Capital Outlay		146,058
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Transfers of capital improvements to other entities decrease net position in the statement of activities. This transaction is not reported in the governmental fund as it is not a current use of financial resources.

		(5,628,296)
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The issuance of long-term debt (bonds) provides current financial resources to governmental funds, while the repayment of the principal on long term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.

Proceeds from Bonds		(4,624,030)
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The change in accrued interest expense does not have any impact on governmental fund expenditures. This transaction, however, does increase the amount of interest expense on the statement of activities.

Accrued Interest		<u>(199,122)</u>
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Change in Net Position of Governmental Activities		<u><u>\$ (10,251,335)</u></u>
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**SWEETGRASS METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Sweetgrass Metropolitan District No. 1 (District) is a quasi-municipal corporation located within the city limits of the city of Dacono (Dacono), Colorado created by election in November 2001. The District and Dacono have entered into an Intergovernmental Agreement as required by the Dacono Code, which implemented the District Service Plan and limited certain District statutory powers. The District is governed pursuant to provisions of the Colorado Special District Act to finance construction, operation and maintenance of the facilities located within the Sweetgrass Metropolitan Districts No. 1, No. 2, and No. 3.

The District was organized concurrently with Sweetgrass Metropolitan District No. 2 (District No. 2) and Sweetgrass Metropolitan District No. 3 (District No. 3). The District has the power to provide water, sanitation, storm drainage, streets, traffic and safety controls, and park and recreation improvements and other related improvements for the benefit of taxpayers and service users within the Districts' boundaries. The Service Plan requires the District to convey the constructed improvements to Dacono or the Homeowner's Association (HOA) for ownership and maintenance.

Sweetgrass Metropolitan District No. 2 is intended to serve as the "operating district" while the District and District No. 3 are intended to serve as the "financing districts". The operating district is responsible for providing the day-to-day operations and administrative management of all three of the Districts. The operating district is economically dependent on developer advances and in future years will be economically dependent upon intergovernmental revenue received from the financing districts.

The Service Plan has been replaced by the Amended and Restated Consolidated Service Plan, dated November 19, 2021, and approved by Dacono on November 22, 2021 (the Amended and Restated Service Plan). The Amended and Restated Service Plan provides for the District to have a new debt limit, in conjunction with District No. 3, of \$47,000,000. In 2022, the District expanded its boundaries to include portions of properties formerly within the boundaries of District No. 2 and District No. 3.

The District has no employees and all services are contracted.

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

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity, including District No. 2, District No. 3, and Dacono.

**SWEETGRASS METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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

**Government-Wide and Fund Financial Statements**

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. Governmental activities are normally supported by taxes and intergovernmental revenues.

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

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

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

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Construction in progress is shown as an increase in assets and increases in notes payable are recorded as an increase in liabilities.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are intergovernmental revenue and property taxes. Expenditures generally are recorded when a liability is incurred as under accrual accounting. However, debt service expenditures are recorded only when payment is due. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

The District reports the following major governmental fund:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government.

**SWEETGRASS METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

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

**Budgets**

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

**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 in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally, sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes are recorded initially as deferred inflows of resources in the year they are levied and measurable.

**Capital Assets**

Capital assets consist entirely of construction projects in progress that will be conveyed to Dacono or the HOA once completed. Therefore, no depreciation is calculated on these assets. Interest incurred during construction is not capitalized.

**Fund Balance and Net Position**

Net position is reported in the governmental activities and is classified as restricted, unrestricted, or net investment in capital assets. Restrictions of net position represent amounts that are not available for appropriation or are legally restricted. As of December 31, 2022, fund balances of governmental funds are classified as follows:

Nonspendable – amounts that cannot be spent either because they are not spendable in form or because they are legally or contractually required to be maintained intact. This includes amounts that are not expected to be converted to cash, for example, prepaid amounts.

**SWEETGRASS METROPOLITAN DISTRICT NO. 1  
 NOTES TO BASIC FINANCIAL STATEMENTS  
 DECEMBER 31, 2022**

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

**Fund Balance and Net Position (Continued)**

Restricted – amounts that are subject to externally enforceable legal purpose restrictions imposed by creditors, grantors, contributors, or laws and regulations of other governments; or through constitutional provisions or enabling legislation.

Committed – amounts that are subject to a purpose constraint imposed by a formal action of the Board of Directors. The Board is the highest level of decision-making authority for the District. Commitments may be established, modified or rescinded only through resolutions approved by the Board.

Assigned – amounts that are subject to a purpose constraint that represents an intended use established by the District in its budget process. The purpose of the assignment must be narrower than the purpose of the General Fund.

Unassigned – represents the residual classification for the District’s General Fund and could report a surplus or deficit.

**Restricted Fund Balance**

Emergency Reserves have been provided for as required by Article X, Section 20 of the Constitution of the state of Colorado (see Note 9). In compliance with this requirement, \$6,265 of the General Fund balance has been restricted.

The District’s order of fund balance spending policy is to apply expenditures against restricted fund balance, committed fund balance, assigned fund balance, and unassigned fund balance. The District reserves the right to selectively spend unassigned fund balance.

**NOTE 3 CASH AND INVESTMENTS**

Cash and investments reflected on the statement of net position as of December 31, 2022 consist of the following:

Cash Deposits	\$	278
Restricted Cash Held in Escrow for Capital Projects		64,125
Investments		230
Total Cash and Investments	\$	64,633

**SWEETGRASS METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

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

**Cash Deposits**

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

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

The District's cash deposits were covered under PDPA and not subject to custodial credit risk. At December 31, 2022, the District's cash deposits had a carrying balance of \$64,403.

**Investments**

The District has not adopted a formal investment policy; however, it follows state statutes regarding investments. The District also follows investment policies in bond or note agreements when those agreements are more restrictive than state statutes. The District generally limits its concentration of investments to those noted with an asterisk (\*) below, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk disclosure requirements or subject to investment custodial credit risk for investments that are in the possession of another party.

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

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



**SWEETGRASS METROPOLITAN DISTRICT NO. 1  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

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

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

<u>Investment</u>	<u>Maturity</u>	<u>Amortized Cost</u>
Colorado Surplus Asset Fund Trust *	Less than One Year	<u>\$ 230</u>

**Colorado Surplus Asset Trust Fund \***

As of December 31, 2022, the District had invested \$230 in the Colorado Surplus Asset Fund Trust, an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all state statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to \$1.00. The Trust is rated AAmmf by Fitch Ratings and is valued at amortized cost. Based on the valuation method, additional disclosures are not required under GASB Statement No. 72.

**NOTE 4 CONSTRUCTION IN PROGRESS**

An analysis of the changes in construction in progress for the year ended December 31, 2022 follows:

	Balance at January 1, 2022	Additions	Reductions	Balance at December 31, 2022
Construction in Progress	<u>\$ 5,482,238</u>	<u>\$ 146,058</u>	<u>\$ 5,628,296</u>	<u>\$ -</u>

It is the policy of the city of Dacono to accept the maintenance responsibility for water, sanitation, traffic and safety controls, park and recreation improvements (except for a pool and associated landscaping), mosquito and pest control, transportation and other related improvements within Dacono only after a probationary period following completion of construction. When the improvements enter the probationary period, the District removes the cost of construction from its statement of net position.

During 2022, major conveyances to the City of Dacono include Filing 4 & 5 and General costs in the amount of \$5,628,296.

**SWEETGRASS METROPOLITAN DISTRICT NO. 1  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 5 RELATED PARTY**

All three members of the Board of Directors are employees and are associated with Bellock Construction Company, construction manager and accountants for the District, Dacono Properties LLC and Dacono Development Company, Inc., the developers within the District. During 2022, Districts No. 1, No. 2, and No. 3 had the same Board of Directors.

**Construction Management Agreement**

A construction management agreement was entered into during 2004 between the District and Bellock Construction Company. The agreement calls for Bellock Construction Company to provide management services for all activities related to construction projects to be completed within Sweetgrass Metropolitan Districts No. 1 and No. 2. The agreement expires on December 31 of each year, but is automatically extended for a successive annual period so long as sufficient funds have been appropriated, unless contrary action is taken.

Amounts paid to Bellock Construction Company during 2022 for construction and construction management were \$46,893 and \$7,570, respectively.

**Accounting Services Agreement**

An accounting services contract was entered into with Bellock Construction Company on March 25, 2004. Under this agreement, accounting services are provided to both District No. 1 and District No. 2 at the hourly rates of Bellock Construction Company employees. During 2022, the District incurred accounting services fees in the amount of \$21,170.

**Private Placement Long Term Obligations**

On June 16, 2022, the District issued to Dacono Development Company (the Developer), a related party, Series 2022B Bonds (draw-down bonds) in the aggregate principal amount of up to \$51,500,000. The District received their first draw during 2022. The Bonds have an interest rate of 7.95% (see Note 6). As of December 31, 2022, the outstanding balance of the Series 2022B Bonds is \$4,624,030.

**NOTE 6 LONG-TERM OBLIGATIONS (PRIVATE PLACEMENT)**

The District's long-term obligations consist of the following for the year ended December 31, 2022:

	Balance at January 1, 2022	Additions	Reductions	Balance at December 31, 2022	Due Within One Year
Private Placement:					
Series 2022B Bonds	\$ -	\$ 4,624,030	\$ -	\$ 4,624,030	\$ -
Total	<u>\$ -</u>	<u>\$ 4,624,030</u>	<u>\$ -</u>	<u>\$ 4,624,030</u>	<u>\$ -</u>

**SWEETGRASS METROPOLITAN DISTRICT NO. 1  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 6 LONG-TERM OBLIGATIONS (PRIVATE PLACEMENT) (CONTINUED)**

**Subordinate General Obligation Limited Tax Bonds, Series 2022B**

On June 16, 2022, the District issued Series 2022B Bonds to Dacono Development Company (the Developer) in the aggregate principal amount of up to \$51,500,000. The bonds were issued for the purpose of providing moneys which will be sufficient to refund, on a current refunding basis, District No. 2's Subordinate Limited Tax General Obligations Bonds, Series 2018C (Refunded Bonds), financing capital projects for the benefit of the District, and paying costs of issuance related to the bonds.

The Series 2022B Bonds bear an interest rate of 7.95%, which is payable annually on December 15, commencing on December 15, 2022. The Series 2022B Bonds will mature on December 15, 2061.

The initial draw on the Bonds in 2022 is \$4,624,030. The District incurred \$199,122 in interest expense for the year ended December 31, 2022 for these bonds.

**Debt Authorization**

The Amended and Restated Consolidated Service Plan, dated November 19, 2021, increased the debt limit, in conjunction with District No. 3 of \$47,000,000. At December 31, 2022, the District had remaining authorized but unissued indebtedness of \$42,375,970.

**NOTE 7 INTERGOVERNMENTAL REVENUES AND EXPENDITURES**

The following intergovernmental revenue and expenses occurred during fiscal year ended December 31, 2022:

	<u>Sweetgrass Metropolitan District No. 1</u>	<u>Sweetgrass Metropolitan District No. 2</u>	<u>Sweetgrass Metropolitan District No. 3</u>	<u>Total Revenues</u>
Sweetgrass Metropolitan:				
District No. 1	\$ -	\$ 155,000	\$ 17,500	\$ 172,500
District No. 2	4,551,267	-	-	4,551,267
District No. 3	8,999	-	-	8,999
Total Expenditures	<u>\$ 4,560,266</u>	<u>\$ 155,000</u>	<u>\$ 17,500</u>	<u>\$ 4,732,766</u>

**SWEETGRASS METROPOLITAN DISTRICT NO. 1  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 8 DISTRICT FACILITIES CONSTRUCTION AND SERVICE AGREEMENT  
(SERVICE CONTRACT) AND OTHER AGREEMENTS**

**District Facilities Construction and Service Agreement**

In order to implement the Service Plan, the District entered into an intergovernmental agreement with Districts No. 2 and No. 3. The agreement shall remain in full force and effect until such time as each of the terms and conditions have been performed in their entirety or until the agreement is terminated by mutual written agreement by the Districts.

The District is to construct the facilities benefiting all of the Districts and transfer them to the City of Dacono or the HOA. Districts No. 2 and No. 3 will, to the extent that it is to benefit, pay the capital costs and the service costs of operation and maintenance of such facilities. Districts No. 2 and No. 3 are required to fund, on an annual basis, the amount of actual service costs that it would be capable of funding through property tax revenue plus other fee revenue as determined in the annual budget. If the District disagrees as to the amount to be paid, then Districts No. 2 and No. 3 must pay District No. 1 the amount set forth in the annual budget. The Gallagher Amendment, first added to the Colorado Constitution in 1982, required a residential to nonresidential property tax ratio of 45% to 55% and required the state legislature to adjust the residential assessment rate to maintain the required ratio. During fiscal year 2017, the Colorado legislature reduced the residential assessment ratio from 7.96% to 7.20% causing the property tax mill rate for general obligation bonds and service costs to increase from 50 mills to 55.275 mills. The residential assessment ratio decreased to 7.15% in 2019 causing the mills to increase to 55.663 in 2019. During fiscal year 2020, the Gallagher Amendment was repealed. While the residential assessment rate is set in statute at 7.15%, the Colorado legislature approved a temporary reduction to 6.765% for the 2023 and 2024 tax years.

**Warranty of Public Improvements**

In 2018, Dacono Development Company Inc., entered into a Development Agreement with the city of Dacono. As part of the agreement, Dacono Development Company Inc., on behalf of the District, was required to enter into an Improvement Guarantee (Guarantee) for a period of time sufficient to cover the completion of the public improvements. If Dacono Development Company Inc., is unable to complete the improvements then the city of Dacono has the right to call upon the Guarantee. The amount of the Guarantee shall be 115% of the total estimated costs including labor and material of all the public improvements to be constructed per the agreement. As of the date of the agreement, October 19, 2018, the estimated cost of the improvements was \$4,234,326. The portion of the outstanding letters of credit attributable to District improvements is 33.99%. As of December 31, 2022, the remaining balance of the letter of credit is \$846,865 and the remaining balance of the letter of credit attributable to District improvements is \$287,810. The estimated costs to complete the remaining improvements for the District is \$95,000 as of December 31, 2022.

**SWEETGRASS METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 9 RISK MANAGEMENT**

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

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool) as of December 31, 2022. The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials liability, boiler and machinery, and workers' compensation coverage to its members. Settled claims have not exceeded this coverage during the past three years.

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

**NOTE 10 TAX, SPENDING, AND DEBT LIMITATIONS**

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

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

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

On November 5, 2005, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all annual District revenue without regard to any limitations under TABOR.

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

**SWEETGRASS METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 11 NET POSITION**

The District has net position consisting of two components – restricted and unrestricted.

Restricted net position includes net position that is restricted for use either by externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation.

The District had a deficit net position at December 31, 2022 of (\$4,797,979). This deficit amount is the result of the District being responsible for the repayment of Series 2022B Bonds issued for public improvements.

**REQUIRED SUPPLEMENTARY INFORMATION**

**SWEETGRASS METROPOLITAN DISTRICT NO. 1  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE – BUDGET AND ACTUAL  
GENERAL FUND  
YEAR ENDED DECEMBER 31, 2022**

	Original Budgeted Amounts	Final Budgeted Amounts	Actual	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>				
Property Taxes	\$ 2	\$ 2	\$ 2	\$ -
Net Investment Income	-	24	24	-
Transportation Impact Fees	-	208,802	208,802	-
Intergovernmental - Sweetgrass Metropolitan Districts No. 2 and No. 3	40,000	172,500	172,500	-
Total Revenues	<u>40,002</u>	<u>381,328</u>	<u>381,328</u>	<u>-</u>
<b>EXPENDITURES</b>				
Current:				
Treasurer and Director Fees	60	60	60	-
Accounting	20,000	21,170	21,170	-
Audit	13,000	12,075	12,075	-
Insurance	3,500	3,257	3,257	-
Intergovernmental - Sweetgrass Metropolitan Districts No. 2 and No. 3	57,500	4,560,266	4,560,266	-
Other	10,000	1,237	1,237	-
Legal	20,000	35,269	35,269	-
Letter of Credit Fees	21,980	4,411	4,411	-
Debt Service:				
Closing Costs	-	167,500	167,500	-
Capital Outlay	400,000	146,058	146,058	-
Total Expenditures	<u>546,040</u>	<u>4,951,303</u>	<u>4,951,303</u>	<u>-</u>
<b>DEFICIENCY OF REVENUES OVER EXPENDITURES</b>	(506,038)	(4,569,975)	(4,569,975)	-
<b>OTHER FINANCING SOURCES</b>				
Proceeds from Series 2022B Bonds	<u>-</u>	4,624,030	4,624,030	-
Total Other Financing Sources	<u>-</u>	<u>4,624,030</u>	<u>4,624,030</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCE</b>	(506,038)	54,055	54,055	-
Fund Balances - Beginning of Year	<u>554,815</u>	<u>568,308</u>	<u>(28,882)</u>	<u>(597,190)</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 48,777</u>	<u>\$ 622,363</u>	<u>\$ 25,173</u>	<u>\$ (597,190)</u>





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