

TRANSPORT METROPOLITAN DISTRICT NO. 1

FINANCIAL STATEMENTS

JUNE 30, 2023

Transport Metro District No. 1
Balance Sheet - Governmental Funds
June 30, 2023

	<u>General</u>	<u>Capital Projects</u>	<u>Total</u>
Assets			
Checking Account	\$ 118,494.69	\$ 44,659.20	\$ 163,153.89
Due from Transport MD2	330,413.79	-	330,413.79
Due from Transport MD3	4,347.52	-	4,347.52
Due from Transport MD4	22,527.41	-	22,527.41
Developer Advance Receivable	-	2,615,485.71	2,615,485.71
Due from Developer - Contribution	-	156,247.68	156,247.68
Total Assets	<u>\$ 475,783.41</u>	<u>\$ 2,816,392.59</u>	<u>\$ 3,292,176.00</u>
Liabilities			
Accounts Payable	\$ 22,752.36	\$ 2,815,678.73	\$ 2,838,431.09
Retainage Payable	-	1,484,752.36	1,484,752.36
Total Liabilities	<u>22,752.36</u>	<u>4,300,431.09</u>	<u>4,323,183.45</u>
Fund Balances	<u>453,031.05</u>	<u>(1,484,038.50)</u>	<u>(1,031,007.45)</u>
Liabilities and Fund Balances	<u>\$ 475,783.41</u>	<u>\$ 2,816,392.59</u>	<u>\$ 3,292,176.00</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.

Transport Metro District No. 1
General Fund Statement of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending June 30, 2023

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 1.00	\$ 0.50	\$ 0.50
Specific ownership taxes	-	0.01	(0.01)
Other revenue	766.00	-	766.00
Transfer from Transport MD2	260,019.00	247,832.96	12,186.04
Transfer from Transport MD3	357.00	125.58	231.42
Transfer from Transport MD4	17,854.00	15,558.71	2,295.29
Total Revenue	<u>278,997.00</u>	<u>263,517.76</u>	<u>15,479.24</u>
Expenditures			
Accounting	73,000.00	16,359.29	56,640.71
Auditing	12,500.00	12,000.00	500.00
Dues and membership	1,700.00	1,736.59	(36.59)
Insurance	10,200.00	15,752.00	(5,552.00)
Legal	110,000.00	16,275.69	93,724.31
Miscellaneous	5,000.00	-	5,000.00
Banking fees	600.00	78.00	522.00
Election	3,000.00	-	3,000.00
Website	-	300.00	(300.00)
Contingency	60,000.00	-	60,000.00
Total Expenditures	<u>276,000.00</u>	<u>62,501.57</u>	<u>213,498.43</u>
Net Change in Fund Balances	2,997.00	201,016.19	(198,019.19)
Fund Balance - Beginning	233,003.00	252,014.86	70,658.14
Fund Balance - Ending	<u>\$ 236,000.00</u>	<u>\$ 453,031.05</u>	<u>\$ (127,361.05)</u>

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SUPPLEMENTARY INFORMATION

Transport Metro District No. 1
Capital Projects Fund Schedule of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending June 30, 2023

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Transfer from Transport MD3	\$ 2,156,506.00	\$ 1,086,966.91	\$ 1,069,539.09
Total Revenue	<u>2,156,506.00</u>	<u>1,086,966.91</u>	<u>1,069,539.09</u>
Expenditures			
Accounting	29,000.00	16,359.29	12,640.71
Legal	63,000.00	23,429.63	39,570.37
Engineering	50,000.00	21,814.86	28,185.14
Capital outlay	1,539,500.00	2,248,856.76	(709,356.76)
Capital outlay - Developer certified costs	500,000.00	213,687.00	286,313.00
Total Expenditures	<u>2,181,500.00</u>	<u>2,524,147.54</u>	<u>(342,647.54)</u>
Other Financing Sources (Uses)			
Repay developer advance	(500,000.00)	(213,687.00)	(286,313.00)
Developer advance	500,000.00	2,829,172.71	(2,329,172.71)
Developer contribution	24,994.00	270,819.33	(245,825.33)
Total Other Financing Sources (Uses)	<u>24,994.00</u>	<u>2,886,305.04</u>	<u>(2,861,311.04)</u>
Net Change in Fund Balances	-	1,449,124.41	(1,449,124.41)
Fund Balance - Beginning	-	(2,933,162.91)	2,054,210.91
Fund Balance - Ending	<u>\$ -</u>	<u>\$ (1,484,038.50)</u>	<u>\$ 605,086.50</u>

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TransPort Metropolitan District No. 1
Schedule of Cash Position
June 30, 2023
Updated as of July 15, 2023

	<u>General</u> <u>Fund</u>	<u>Capital Projects</u> <u>Fund</u>	<u>Total</u>
<u>Vectra Bank - Checking Account xx8349</u>			
Balance as of 06/30/23	\$ 118,494.69	\$ 44,659.20	\$ 163,153.89
Subsequent activities:			
07/10/23 Transfer from other Districts TMD2	100,000.00	-	100,000.00
07/10/23 Transfer to/from other Funds	(136,836.44)	136,836.44	-
07/14/23 Bill.com Payment	(14,363.90)	(181,495.64)	(195,859.54)
Available Balance	<u>67,294.35</u>	<u>-</u>	<u>67,294.35</u>
<u>Anticipated Activities</u>			
<i>Bill.com Open Invoice from CV27 (CVL)</i>	-	(111,492.40)	(111,492.40)
<i>Bill.com Open Invoices CV28</i>	-	(429,943.65)	(429,943.65)
<i>Bill.com Open Invoices CV29</i>	-	(275,103.79)	(275,103.79)
<i>Bill.com Open Invoices CV30</i>	-	(230,486.21)	(230,486.21)
<i>Bill.com Open Invoices CV31</i>	(8,388.47)	(192,745.19)	(201,133.66)
<i>Bill.com Open Invoices JHL</i>	-	(1,394,411.82)	(1,394,411.82)
<i>Developer Funding No. 27</i>	-	28,365.38	28,365.38
<i>Developer Funding No. 28</i>	-	47,772.64	47,772.64
<i>Developer Funding No. 29</i>	-	32,966.85	32,966.85
<i>Developer Funding No. 30</i>	-	47,142.79	47,142.79
<i>Developer Advance No. 1 - Capital (all other)</i>	-	76,278.72	76,278.72
<i>Developer Advance No. 2 - Capital (all other)</i>	-	502,762.21	502,762.21
<i>Developer Advance No. 3 - Capital (JHL)</i>	-	1,073,739.14	1,073,739.14
<i>Developer Advance No. 4 - Capital (all other)</i>	-	277,708.25	277,708.25
<i>Developer Advance No. 5 - Capital (JHL)</i>	-	46,263.77	46,263.77
<i>Developer Advance No.6 - Capital (all other)</i>	-	218,722.28	218,722.28
<i>Developer Advance No.7 - Capital (JHL)</i>	-	162,458.57	162,458.57
<i>Developer Advance No.8 - Capital (all other)</i>	-	145,602.40	145,602.40
<i>Developer Advance No.9 - Capital (JHL)</i>	-	111,950.37	111,950.37
<i>Transfer between Funds Reimbursement</i>	137,550.30	(137,550.30)	-
Anticipated Balance	<u>196,456.18</u>	<u>-</u>	<u>196,456.18</u>
<u>Due from Transport MD No. 2,3,4</u>			
<i>Due from TMD#2</i>	230,413.79	-	230,413.79
<i>Due from TMD#3</i>	4,347.52	-	4,347.52
<i>Due from TMD#4</i>	22,527.41	-	22,527.41
Anticipated Balance	<u>453,744.90</u>	<u>-</u>	<u>257,288.72</u>
<u>Retainage Payable - JHL</u>			
<i>Retainage Payable</i>	-	(1,484,752.36)	(1,484,752.36)
Total JHL Constructors	<u>-</u>	<u>(1,484,752.36)</u>	<u>(1,484,752.36)</u>

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TransPort Metro District No. 1
Property Taxes Reconciliation Schedule
2023

	Current Year							Prior Year			
	Property Taxes	Delinquent Taxes, Rebates and Abatements	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	\$ -	\$ -	\$ 0.01	\$ -	\$ -	\$ 0.01	0.00%	0.00%	\$ 0.07	0.00%	0.00%
February	-	-	-	-	-	-	0.00%	0.00%	-	0.00%	0.00%
March	0.50	-	-	-	-	0.50	50.00%	50.00%	-	0.00%	0.00%
April	-	-	(0.01)	-	-	(0.01)	0.00%	50.00%	0.50	50.00%	50.00%
May	-	-	0.01	-	-	0.01	0.00%	50.00%	-	0.00%	50.00%
June	-	-	-	-	-	-	0.00%	50.00%	-	0.00%	50.00%
July	-	-	-	-	-	-	0.00%	50.00%	-	0.00%	50.00%
August	-	-	-	-	-	-	0.00%	50.00%	-	0.00%	50.00%
September	-	-	-	-	-	-	0.00%	50.00%	0.08	0.00%	50.00%
October	-	-	-	-	-	-	0.00%	50.00%	0.01	0.00%	50.00%
November	-	-	-	-	-	-	0.00%	50.00%	0.01	0.00%	50.00%
December	-	-	-	-	-	-	0.00%	50.00%	0.01	0.00%	50.00%
Total	\$ 0.50	\$ -	\$ 0.01	\$ -	\$ -	\$ 0.51	50.00%	50.00%	\$ 0.68	50.00%	50.00%

	Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
<u>Property Tax</u>				
General Fund 50.000 mills	\$ 1.00	100.00%	\$ 0.50	50.00%
	<u>\$ 1.00</u>	<u>100.00%</u>	<u>\$ 0.50</u>	<u>50.00%</u>
 <u>Specific Ownership Tax</u>				
General Fund	\$ -	0.00%	\$ 0.01	0.00%
	<u>\$ -</u>	<u>0.00%</u>	<u>\$ 0.01</u>	<u>0.00%</u>

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**TRANSPORT METROPOLITAN DISTRICT NO. 1
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

TransPort Metropolitan District No. 1 (the District), a quasi-municipal corporation and a political subdivision of the State of Colorado, which is located in the City of Aurora was organized on November 7, 2006 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). It is anticipated that Transport Metro Districts Nos. 1-15 will collectively undertake the financing and construction of certain public improvements within and without the boundaries of the Districts. The service plans authorize the Districts to enter into certain intergovernmental cost sharing and recovery agreements which govern the relationships between and among the Districts with respect to financing, construction, and operation of the public improvements. These services will be determined through the Coordinating Services Agreement.

The District has no employees, and all 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 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, sale 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 District's maximum Required Mill Levy is 50.000 mills, adjusted for changes in the ratio of actual value to assessed value of property within the District. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the Bonds as the same become due and payable.

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

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**TRANSPORT METROPOLITAN DISTRICT NO. 1
2023 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 7.00% of the property taxes collected by both the General Fund and the Debt Service Fund.

Developer Advance

The District is in the development stage. As such, all of the District's general and administrative expenditures will be funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds (if applicable) and other legally available revenues.

Transfers from Other Districts

Pursuant to the District Coordinating Services Agreement dated November 20, 2019, the District will provide certain operation, maintenance, and administrative services benefiting Transport Metro Districts No.(s) 2,3 and 4 (collectively "Districts"). The Districts will pay the costs of such services through the imposition of ad valorem taxes and transferring such taxes, net of collection fees, to the District.

Expenditures

County Treasurer's Fees

County Treasurer's fees have been computed at 1.50% of property tax collections.

Administrative and Operating

General and administrative expenditures include the service necessary to maintain the District's administrative viability such as legal, accounting, insurance, and other administrative expenses.

Capital Outlay

The District has no debt, capital, or operating leases.

Debt and Leases

The District has no debt, capital, or operating leases.

Reserves

Emergency Reserve

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