LARKRIDGE METROPOLITAN DISTRICT NO. 1
Adams County, Colorado

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2021

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Dazzio & Associates, PC

Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Larkridge Metropolitan District No. 1
Adams County, Colorado

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the Larkridge Metropolitan District No. 1 (the District), as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of December 31, 2021, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with generally accepted auditing standards, we:

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

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

Required Supplementary Information

Management has omitted 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 opinion on the basic financial statements is not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The Supplementary Information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Supplementary Information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The Other Information, as listed in the table of contents, does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the 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.

Dazzio & Associates, P.C.

July 19, 2022

BASIC FINANCIAL STATEMENTS

LARKRIDGE METROPOLITAN DISTRICT NO. 1
STATEMENT OF NET POSITION
DECEMBER 31, 2021

	Governmental Activities
ASSETS	
Cash and Investments	$ 5,246
Cash and Investments - Restricted	535,687
Accounts Receivable	145
Receivable - County Treasurer	5,339
Property Tax Receivable	13,740
Prepaid Expense	3,817
Capital Assets, Net	328,594
Total Assets	892,568
LIABILITIES	
Accounts Payable	9,788
Accrued Bond Interest Payable	42,552
Noncurrent Liabilities:	
Due Within One Year	335,000
Due in More Than One Year	13,117,289
Total Liabilities	13,504,629
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	13,740
Total Deferred Inflows of Resources	13,740
NET POSITION	
Net Investment in Capital Assets	(668,645)
Restricted For:	
Emergency Reserves	3,400
Unrestricted	(11,960,556)
Total Net Position	$ (12,625,801)

See accompanying Notes to Basic Financial Statements.

LARKRIDGE METROPOLITAN DISTRICT NO. 1
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2021

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
FUNCTIONS/PROGRAMS					
Primary Government:					
Government Activities:					
General Government	$ 129,912	$ -	$ 102,697	$ -	$ (27,215)
Interest and Related Costs on Long-Term Debt	696,231	-	764,925	-	68,694
Total Governmental Activities	$ 826,143	$ -	$ 867,622	$ -	41,479
	GENERAL REVENUES				
	Property Taxes				13,591
	Specific Ownership Taxes				71,488
	Net Investment Income				205
	Total General Revenues				85,284
	CHANGE IN NET POSITION				126,763
	Net Position - Beginning of Year				(12,752,564)
	NET POSITION - END OF YEAR				$ (12,625,801)

See accompanying Notes to Basic Financial Statements.

LARKRIDGE METROPOLITAN DISTRICT NO. 1
BALANCE SHEET –
GOVERNMENTAL FUNDS
DECEMBER 31, 2021

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash and Investments	$ 5,246	$ -	$ 5,246
Cash and Investments - Restricted	3,400	532,287	535,687
Accounts Receivable	17	128	145
Receivable - County Treasurer	632	4,707	5,339
Property Taxes Receivable	1,627	12,113	13,740
Prepaid Expense	3,817	-	3,817
Total Assets	$ 14,739	$ 549,235	$ 563,974
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	$ 9,788	$ -	$ 9,788
Total Liabilities	9,788	-	9,788
DEFERRED INFLOWS OF RESOURCES			
Property Tax Revenue	1,627	12,113	13,740
Total Deferred Inflows of Resources	1,627	12,113	13,740
FUND BALANCES			
Nonspendable:			
Prepaid Expense	3,817	-	3,817
Restricted:			
Emergency Reserves	3,400	-	3,400
Debt Service	-	537,122	537,122
Unassigned	(3,893)	-	(3,893)
Total Fund Balances	3,324	537,122	540,446
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 14,739	$ 549,235	
Amounts reported for governmental activities in the statement of net position are different because:			
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.			
Capital Assets, Net			328,594
Long-term liabilities, including Developer advances and bonds payable, are not due and payable in the current period and, therefore, are not reported as liabilities in the funds.			
Bonds Payable			(11,440,000)
Accrued and Unpaid Interest on Subordinate Bonds			(1,075,400)
Accrued Interest on Bonds			(42,552)
Developer Advance Payable			(470,241)
Accrued Interest on Developer Advance			(466,648)
Net Position of Governmental Activities			$ (12,625,801)

See accompanying Notes to Basic Financial Statements.

LARKRIDGE METROPOLITAN DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (DEFICITS) – GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2021

	General	Debt Service	Total Governmental Funds
REVENUES			
Property Taxes	$ 1,609	$ 11,982	$ 13,591
Property Taxes Received Through TDA	102,697	764,925	867,622
Specific Ownership Taxes	8,465	63,023	71,488
Net Investment Income	2	203	205
Total Revenues	112,773	840,133	952,906
EXPENDITURES			
Current:			
Accounting	23,071	-	23,071
Audit	5,500	-	5,500
County Treasurer's Fees	24	180	204
District Management	11,266	-	11,266
Dues and Subscriptions	356	-	356
Insurance and Bonds	3,813	-	3,813
Legal	27,578	-	27,578
Maintenance	20,755	-	20,755
Miscellaneous	352	94	446
Utilities	4,244	-	4,244
Debt Service:			
Bond Principal	-	310,000	310,000
Bond Interest Expense	-	533,480	533,480
Paying Agent/Trustee Fees	-	2,000	2,000
Total Expenditures	96,959	845,754	942,713
OTHER FINANCING SOURCES (USES)			
Developer Advance	-	10,000	10,000
Total Other Financing Sources (Uses)	-	10,000	10,000
NET CHANGE IN FUND BALANCES	15,814	4,379	20,193
Fund Balances - Beginning of Year	(12,490)	532,743	520,253
FUND BALANCES - END OF YEAR	$ 3,324	$ 537,122	$ 540,446

See accompanying Notes to Basic Financial Statements.

LARKRIDGE METROPOLITAN DISTRICT NO. 1
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (DEFICITS) OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2021

Net Change in Fund Balances - Total Governmental Funds	$ 20,193
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Therefore, this is the amount of capital outlay and depreciation in the current period.	
Depreciation	(32,859)
The issuance of long-term debt (e.g., bonds, Developer advances) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.	
Current Year Bond Principal Payments	310,000
Developer Advances	(10,000)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Accrued Interest on Developer Advance	(32,352)
Accrued Interest on Bonds - Change in Liability	1,389
Accrued Interest on Subordinate Bonds	(135,800)
Subordinate Bond Interest Payment	6,192
Changes in Net Position of Governmental Activities	$ 126,763

See accompanying Notes to Basic Financial Statements.

LARKRIDGE METROPOLITAN DISTRICT NO. 1
GENERAL FUND –
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE (DEFICIT) –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	$ 1,608	$ 1,609	$ 1
Property Taxes Received Through TDA	103,013	102,697	(316)
Specific Ownership Taxes	7,433	8,465	1,032
Interest Income	16	2	(14)
Total Revenues	112,070	112,773	703
EXPENDITURES			
Accounting	23,000	23,071	(71)
Audit	5,750	5,500	250
County Treasurer's Fees	24	24	-
District Management	20,000	11,266	8,734
Dues and Subscriptions	500	356	144
Fence and Sign Maintenance	10,000	-	10,000
Insurance and Bonds	4,000	3,813	187
Legal	26,000	27,578	(1,578)
Maintenance	13,000	20,755	(7,755)
Miscellaneous	2,500	352	2,148
Utilities	3,000	4,244	(1,244)
Contingency	2,226	-	2,226
Total Expenditures	110,000	96,959	13,041
NET CHANGE IN FUND BALANCE	2,070	15,814	13,744
Fund Balance (Deficit) - Beginning of Year	8,853	(12,490)	(21,343)
FUND BALANCE - END OF YEAR	$ 10,923	$ 3,324	$ (7,599)

See accompanying Notes to Basic Financial Statements.

NOTE 1 DEFINITION OF REPORTING ENTITY

Larkridge Metropolitan District No. 1 (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, 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.

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 has no employees, and all operations and administrative functions are contracted.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

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. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

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: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when 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. Depreciation is computed and recorded as an operating expense. Expenditures for capital assets are shown as increases in assets and redemption of bonds, notes and developer advances are recorded as a reduction 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 property taxes and specific ownership taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental funds:

> The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.
>
> The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

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.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

In accordance with the State Budget Law, the District's Board of Directors 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 District has amended its annual budget for the year ended December 31, 2021.

Pooled Cash and Investments

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

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.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

Capital Assets

Capital assets, which include property and infrastructure assets (e.g. detention ponds and similar items), are reported in the applicable governmental columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than $5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress and are not included in the calculation of net investment in capital assets component of the District's net position.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

Depreciation expense has been computed using the straight-line method over the following estimated economic useful life:

Detention Pond	25 Years

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, deferred property tax revenue, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Equity

Net Position

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

Nonspendable Fund Balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

Restricted Fund Balance – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

Committed Fund Balance – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

Assigned Fund Balance – The portion of fund balance that is constrained by the government's intent to be used for specific purposes but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2021, are classified in the accompanying financial statements as follows:

Statement of Net Position:		
Cash and Investments	$	5,246
Cash and Investments - Restricted		535,687
Total Cash and Investments	$	540,933

Cash and investments as of December 31, 2021, consist of the following:

Deposits with Financial Institutions	$	540,932
Investments		1
Total Cash and Investments	$	540,933

Deposits with Financial Institutions

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 market value of the collateral must be at least 102% of the aggregate uninsured deposits.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Deposits with Financial Institutions (Continued)

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.

At December 31, 2021, the District's cash deposits had a bank balance of $551,843 and a carrying balance of $540,932.

Investments

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

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 or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

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

As of December 31, 2021, the District had the following investments:

Investment	Maturity	Amount
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted-Average Under 60 Days	$ 1
		$ 1

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all state statutes governing the Trust. The Trust is similar to a money market fund, with each share valued at $1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper. A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE is rated AAAm by Standard & Poor's. CSAFE records its investments at amortized cost and the District records its investments in CSAFE at net asset value as determined by amortized cost. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

NOTE 4 CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2021, follows:

	Balance - December 31, 2020	Increases	Decreases	Balance - December 31, 2021
Capital Assets, Being Depreciated:				
Detention Pond	$ 821,484	$ -	$ -	$ 821,484
Total Capital Assets, Being Depreciated	821,484	-	-	821,484
Less Accumulated Depreciation For:				
Detention Pond	460,031	32,859	-	492,890
Total Accumulated Depreciation	460,031	32,859	-	492,890
Total Capital Assets, Being Depreciated, Net	361,453	(32,859)	-	328,594
Capital Assets, Net	$ 361,453	$ (32,859)	$ -	$ 328,594

Depreciation expense was charged to functions/programs of the District as follows:

Governmental Activities:	
General Government	
Total Depreciation Expense - Governmental Activities	$ 32,859

NOTE 5 LONG-TERM OBLIGATIONS

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2021:

Governmental Activities	Balance - December 31, 2020	Additions	Retirements	Balance - December 31, 2021	Due Within One Year
Bonds Payable					
General Obligation Bonds Payable:					
Series 2012A	$ 9,810,000	$ -	$ 310,000	$ 9,500,000	$ 335,000
Series 2012C - Subordinate Bonds	1,940,000	-	-	1,940,000	-
Accrued and Unpaid Interest:					
Series 2012C - Subordinate Bonds	945,792	135,800	6,192	1,075,400	-
Subtotal of Bonds Payable	12,695,792	135,800	316,192	12,515,400	335,000
Other Debts					
Developer Advances:					
Operational	440,847	10,000	-	450,847	-
Capital	19,394	-	-	19,394	-
Accrued interest on Developer Advances:					
Operational	423,259	30,995	-	454,254	-
Capital	11,037	1,357	-	12,394	-
Total	$ 13,590,329	$ 178,152	$ 316,192	$ 13,452,289	$ 335,000

The details of the District's long-term obligations are as follows:

General Obligation Bonds

$10,000,000 General Obligation Refunding and Improvement Bonds, Series 2012A (Series 2012A Bonds), dated August 31, 2012, with interest of 5.375% per annum. The Series 2012A Bonds mature December 1, 2034. The Series 2012A Bonds are subject to early redemption, at the option of the District, on December 1, 2022, and thereafter, without redemption premium. The Series 2012A Bonds are subject to a mandatory sinking fund principal payment annually on December 1, commencing on December 1, 2020. The Bonds have a reserve requirement of $529,225. If a withdrawal is made that reduces the reserve balance, the District shall compute an amount necessary in the next Mill Levy certification to replace the funds. The balance in the reserve fund at December 31, 2021, is $529,253.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

General Obligation Bonds (Continued)

$1,940,000 Subordinate Limited Tax Bonds (Taxable Convertible to Tax-Exempt), Series 2012C (Series 2012C Bonds), dated August 31, 2012, with interest of 7% due annually on December 15, commencing on December 15, 2012. The Series 2012C Bonds were issued for the purpose of financing the acquisition of public improvements. The Series 2012C Bonds are subject to early redemption, at the option of the District, without redemption premium. The Series 2012C Bonds are only payable after provisions have been made for the payment of the Series 2012A Bonds.

The Bonds are secured by and payable from the Pledged Revenue consisting of monies derived from the imposition of the Mill Levy, net of collection costs, whether received directly by the District or as Tax Increment Revenue pursuant to the Agreement with the Thornton Development Authority (the Authority), and specific ownership taxes.

The District's long-term Bond obligations will mature as follows:

NOTE: A schedule of debt service requirements to maturity is not included for the Series 2012C Bonds because principal and interest payments are only made as cash flow is available.

	Governmental Activities		
	Bonded Debt		
Year Ending December 31,	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 - 2031	3,695,000	1,511,450	5,206,450
2032 - 2034	3,320,000	391,031	3,711,031
Total	$ 9,500,000	$ 4,225,557	$ 13,725,557

Authorized Debt

On May 4, 2004, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed $39,285,000 at an interest rate not to exceed 12% per annum. On November 2, 2004, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed $12,000,000, at an interest rate not to exceed 12% per annum. On May 8, 2012, a majority of the qualified electors of the District 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. At December 31, 2021, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt (Continued)

	May 4, 2004 Authorization	November 2, 2004 Authorization	May 8, 2012 Authorization	Authorization Used for Bonds	Remaining Authorization
Street Improvements	$ 5,319,669	$ 500,000	$ 5,819,669	$ 5,516,881	$ 6,122,457
Water	1,376,533	400,000	1,776,533	1,403,935	2,149,131
Sewer and Storm Drainage	5,898,798	3,100,000	8,998,798	6,259,184	11,738,412
Operations	500,000	-	500,000	-	1,000,000
Refunding	13,095,000	4,000,000	17,095,000	-	34,190,000
IGA	13,095,000	4,000,000	17,095,000	-	34,190,000
Total	$ 39,285,000	$ 12,000,000	$ 51,285,000	$ 13,180,000	$ 89,390,000

Pursuant to the Service Plan and the Amendment, the District is permitted to issue bond indebtedness of up to $14,500,000 for property within the initial District boundaries and $3,500,000 when the future inclusion area parcel is included in the District’s boundaries.

In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District’s service area.

Developer Advances

The District has entered into Funding and Reimbursement Agreements with the Developer as follows:

Funding and Reimbursement Agreement

The District and JP Thornton LLC (the Developer) entered into a Funding and Reimbursement Agreement (General District Improvements) dated August 10, 2004. Pursuant to the Funding and Reimbursement Agreement, the Developer has agreed to advance funds to the District for the construction of Initial Public Improvements and Additional Public Improvements (as such terms are defined in the Funding and Reimbursement Agreement). The District has agreed to reimburse the Developer for funds advanced under the Funding and Reimbursement Agreement, together with interest thereon at the rate of 7% per annum, from the proceeds of the Bonds to the extent of the amounts advanced for the Initial Public Improvements and the Additional Public Improvements.

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Developer Advances (Continued)

Project Funding Agreement

The District and the Developer entered into a Project Funding Agreement (Developer Improvements) (TDA Improvements), dated August 10, 2004. Pursuant to the Project Funding Agreement, the Developer has agreed to advance funds for financing the costs associated with the construction of Developer Improvements and TDA Improvements. Costs associated with the construction of the Developer Improvements and the TDA Improvements are defined in the Project Funding Agreement as the “Developer Construction Related Expenses” and the “TDA Construction Related Expenses,” respectively. On August 31, 2012, the District and the Developer entered into an Acknowledgment of Reimbursement pursuant to Project Funding Agreement (TDA Improvements). There are currently no amounts due and owing under the Project Funding Agreement, though it remains in effect and additional funds may be advanced in the future.

The District and the Developer entered into a Project Funding Agreement (Future Improvements), dated June 10, 2014, pursuant to which the Developer agrees to incur the costs of designing, planning and constructing the Future Improvements (Future Expenses). The Future Expenses must be verified by an independent engineer (Verified Costs) and shall not exceed $59,999 for any single Future Improvements project, in order to qualify for reimbursement under this Agreement. The District agrees to appropriate amounts each year for reimbursement of Verified Costs to the Developer, to the extent that the District has revenue available after the imposition and collection of its mill levy, payment of operation and maintenance costs of the District, allocations of amounts required for repair, replacement or depreciation, and after payment of debt service requirements on existing debt. Interest on the Verified Costs shall accrue at 7% per annum.

Operations Funding Agreements

The District and the Developer have entered into several Operations Funding Agreements (the Operations Funding Agreements). Pursuant to the Operations Funding Agreements, the Developer has agreed to advance funds to the District to pay the operations and maintenance expenses of the District. The District has agreed to: (i) use its reasonable efforts to impose and collect its operations mill levy and to impose and collect its rates, fees, tolls and charges in the minimum amounts set forth in the District’s Service Plan; and (ii) repay the amounts advanced by the Developer under the Operations Funding Agreements, together with interest at the rate of 7%, to the extent that it has funds available after the payment of its annual debt service payments and operations and maintenance expenses. The repayment obligation of the District is specifically subordinate to the District’s annual debt service obligations except under the conditions set forth in the Operations Funding Agreements.

NOTE 6 NET POSITION

The District has net position consisting of three components – net investment in capital assets, restricted, and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2021, the District had net investment in capital assets calculated as follows:

Net Investment in Capital Assets:	
Capital Assets, Net	$ 328,594
Current and Noncurrent Portion of Long-Term Obligations - Bonds	(1,044,047)
Portion of Debt Related to Developer Advances	(1,770)
Portion of Debt Related to Restricted Cash and Investments	48,578
Net Investment in Capital Assets	$ (668,645)

Restricted assets include net position that are restricted for use either 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 restricted net position as of December 31, 2021, as follows:

Restricted Net Position:	
Emergencies	$ 3,400
Total Restricted Net Position	$ 3,400

The District has a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for the repayment of bonds issued for public improvements which were conveyed to other governmental entities and which costs were removed from the District's financial records.

NOTE 7 DISTRICT AGREEMENTS

Tax Increment Sharing Agreement

The District has entered into a Tax Increment Sharing Agreement with the Thornton Development Authority (the 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.

NOTE 7 DISTRICT AGREEMENTS (CONTINUED)

Construction IGA

The District has entered into an Intergovernmental Agreement regarding Construction of Public Improvements (the Construction IGA) with the Authority, dated as of June 9, 2004, regarding the construction of public improvements. Pursuant to the Construction IGA, the District has agreed to construct street, water, sewer, and other public improvements to benefit the Urban Renewal Project Area, and the Authority has agreed to finance the cost of such improvements. The Authority anticipates using the net proceeds of its proposed bonds to fulfill its obligations under the Construction IGA.

City of Thornton IGA

The District has entered into an intergovernmental agreement with the city of Thornton (the City), dated June 9, 2004, as amended September 13, 2005, and August 28, 2012 (the City IGA), regarding the District's Service Plan. In the City IGA, the District agrees not to do the following without the prior approval of the City: (i) change its boundaries; (ii) refund its outstanding bonds (which would include the Series 2012A, 2012B and 2012C Bonds) so as to extend the maturity or increase total debt service; (iii) impose capital fees or exactions; (iv) consolidate with any other special district; (v) acquire, own, manage, adjudicate or develop water rights or resources; (vi) use its power of eminent domain for any real property; (vii) apply for Greater Outdoors Colorado Trust Fund grants or other state or federal grants; (viii) permit bond documents which provide acceleration of debt against the issuer as a remedy; (ix) provide services outside its boundaries except as necessary to construct, operate and maintain the public improvements set forth in its Service Plan; and (x) own, operate or otherwise allow telecommunication facilities in such a way as to affect the ability of the City to expand the City's telecommunications facilities or impair the City's existing telecommunication facilities. The District further agrees that, once the District's outstanding debt has been retired, upon a determination by the City Council that the purposes for which the District was created have been accomplished the District shall take all actions necessary to dissolve. The District agrees that it is subject to the City's zoning, subdivision building code, and other land use requirements. Prior to the issuance of bonds, the District is to provide the City with an opinion of bond counsel that the bond issue satisfies the Taxpayer Bill of Rights requirements set forth in Article X, Section 20 of the Colorado Constitution and an opinion of the District's counsel that the bond issue is in conformity with the District's Service Plan. The City agrees that it will not impose any growth limitations on a property within the District's boundaries. The Mill Levy Cap set forth in the Service Plan is 50 mills. The City agrees that any portion of the District's debt with respect to which the Debt to Assessed Valuation is less than 50%, the District will be permitted to impose a mill levy that shall not be subject to the Mill Levy Cap. The City further agrees that in the event the method of calculating assessed valuation is changed by any change in law, change in method of calculation, or in the event of any legislation or constitutionally mandated tax credit, cut or abatement, the Mill Levy Cap may be increased or decreased to reflect such change.

NOTE 7 DISTRICT AGREEMENTS (CONTINUED)

Construction Management Agreement

The District entered into a Construction Management Agreement with Jordon Perlmutter & Co. dated September 9, 2004. Under the terms of such agreement, the District retains Jordon Perlmutter & Co. to provide consulting services for the construction of certain improvements set forth in the District's Service Plan, as well as certain improvements which the District will be constructing on behalf of and subject to funding by the Authority and the Developer. Pursuant to this agreement, Jordon Perlmutter & Co. will be retained to supervise all engineers, consultants, and contractors, conduct competitive bid procedures, and related construction activities. Under the terms of this agreement, Jordon Perlmutter & Co. would be paid a fee of 3.5% of the hard costs and 6% of certain soft costs associated with the construction of such improvements.

Construction Management/Project Management Agreement

The District entered into a Construction Management/Project Management Agreement with Jordon Perlmutter & Co. dated September 9, 2004. Under the terms of such agreement, the District retains Jordon Perlmutter & Co. to provide consulting services for the construction of certain improvements set forth in the District's Service Plan, as well as certain improvements which the District will be constructing on behalf of and subject to funding by the Authority and the Developer. Pursuant to this agreement, Jordon Perlmutter & Co. will be retained to supervise all engineers, consultants and contractors, conduct competitive bid procedures, assist the District with certain project management and administrative activities, including assisting the District in preparing a work budget, reviewing and giving recommendation of approval on change orders, attending District Board meetings, assisting the District in processing a Service Plan Amendment, and managing compliance with applicable provisions of the laws, rules and regulations of all governing jurisdictions. Under the terms of this agreement, Jordon Perlmutter & Co. would be paid a fee of 9% of the hard costs and 6% of the soft costs of such improvements.

NOTE 8 RELATED PARTY

The Developer of the property which constitutes the District is JP Thornton LLC. Jordon Perlmutter & Co. has an interest in the Developer. The majority of the members of the Board of Directors are employees, owners or are otherwise associated with Jordon Perlmutter & Co. and with the Developer and may have conflicts of interest in dealing with the District.

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). 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 in any of the past three fiscal years.

NOTE 9 RISK MANAGEMENT (CONTINUED)

The District pays annual premiums to the Pool for liability, property, public officials' liability, and workers' compensation 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, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue and debt limitations that 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.

On May 8, 2012, a majority of the District's electors authorized the District to collect and spend or retain in a reserve the full amount of all currently levied taxes and fees from the District annually, without regard to any limitations under TABOR.

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.

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.

SUPPLEMENTARY INFORMATION

LARKRIDGE METROPOLITAN DISTRICT NO. 1
DEBT SERVICE FUND –
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021

	Budget Amounts		Actual	Variance with Final Budget Positive
	Original	Final	Amounts	(Negative)
REVENUES				
Property Taxes	$ 11,977	$ 11,979	$ 11,982	$ 3
Property Taxes Received Through TDA	766,876	766,876	764,925	(1,951)
Specific Ownership Taxes	55,337	61,466	63,023	1,557
Net Investment Income	1,700	261	203	(58)
Total Revenues	835,890	840,582	840,133	(449)
EXPENDITURES				
County Treasurer's Fees	180	180	180	-
Bond Principal - Series 2012 A	310,000	310,000	310,000	-
Bond Interest - Series 2012 A	527,287	527,287	527,288	(1)
Bond Interest - Series 2012 C	-	6,192	6,192	-
Miscellaneous	-	95	94	1
Paying Agent Fees	2,250	2,250	2,000	250
Contingency	3,283	3,996	-	3,996
Total Expenditures	843,000	850,000	845,754	4,246
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(7,110)	(9,418)	(5,621)	3,797
OTHER FINANCING SOURCES (USES)				
Developer Advance	-	-	10,000	10,000
Total Other Financing Sources (Uses)	-	-	10,000	10,000
NET CHANGE IN FUND BALANCE	(7,110)	(9,418)	4,379	13,797
Fund Balance - Beginning of Year	536,365	532,743	532,743	-
FUND BALANCE - END OF YEAR	$ 529,255	$ 523,325	$ 537,122	$ 13,797

OTHER INFORMATION

LARKRIDGE METROPOLITAN DISTRICT NO. 1
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2021

	General Obligation Refunding and 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		
Year Ending December 31,	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
Total	$ 9,500,000	$ 4,225,557	$ 13,725,557

NOTE: A schedule of debt service requirements to maturity is not included for the Series 2012C Bonds because principal and interest payments are only made as cash flow is available, subject to the provisions outlined in Note 5.

LARKRIDGE METROPOLITAN DISTRICT NO. 1
SUMMARY OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2021

Year Ended December 31,	Prior Year Gross Assessed Valuation for Current Year Property Tax Levy	Prior Year Net Assessed Valuation for Current Year Property Tax Levy	Mills Levied		Total Property Taxes		Percentage Collected to Levied
			Operations	Debt Service	Levied	Collected	
2017	$ 20,849,880	$ 1,572,760	3.000	33.500	$ 57,406	$ 57,171	99.59 %
2018	21,438,620	1,617,190	3.000	33.500	59,028	59,005	99.96
2019	21,408,760	854,050	3.000	33.500	31,173	31,301	100.41
2020	23,490,430	372,570	3.000	33.500	13,599	13,168	96.83
2021	23,597,980	357,540	4.500	33.500	13,585	13,591	100.04
Estimated for Year Ending December 31, 2022	$ 25,199,470	$ 361,570	4.500	33.500	$ 13,740		

NOTE: Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the County Treasurer does not permit identification of specific year of levy if delinquent taxes are collected.