

Central Platte Valley Coordination Metropolitan District
8390 East Crescent Parkway, Suite 300
Greenwood Village, CO 80111
303.779.5710
www.cpvcmd.org

June 30, 2021

City and County of Denver
Attn: Brendan Kelly, PE
201 West Colfax Avenue, Dept. 509
Denver, CO 80202
Brendan.Kelly@denver.org

The 2020 Annual Report for the Central Platte Valley Coordination Metropolitan District is enclosed pursuant to the Service Plan. This District serves as the operating District for the Central Platte Valley Metropolitan District’s (CPVMD) service area, beginning 1/1/2014. An intergovernmental agreement related to the two Districts was adopted in 2013. Information about the CPVMD is included in a separate annual report.

The following documents required per the Service Plan are enclosed:

1. 2020 District Budget. (**Exhibit A**)
2. Names and terms of the Board of Directors and Officers.

a. Amy Cara	President	Term Expires 2023
b. Josh Fine	Secretary/Treasurer	Term Expires 2022
c. Jay Lambiotte	Assistant Secretary	Term Expires 2022
d. Derrick Walker	Assistant Secretary	Term Expires 2022
e. Lindsay Belluomo	Assistant Secretary	Term Expires 2023
3. The following intergovernmental agreements were approved in 2019:
 - 2020 Addendum to IGA for Tree Maintenance with DDBID
 - IGA Agreement for Services between DDBID, dated January 1, 2020
 - The District’s intergovernmental agreement with CPVMD concerning Funding and Cooperation, dated October 8, 2013, is still in effect.
4. Current contracts related to on-going services including:
 - Management and Accounting Services Engagement Agreement, with CliftonLarsonAllen LLP (sent with previous annual report)
 - Engagement Letter for Legal Services with Miller & Associates Law Offices, LLC (sent with previous annual report)

- Waiver of Conflict with Miller & Associates Law Offices, LLC (sent with previous annual report)
 - Agreement for Website Analysis Consulting Services with Michael Nearing (sent with previous annual report)
 - Addendum to Security Monitoring Amended and Restated Agreement with Stealth Monitoring
 - Addendum to Cost Sharing Agreement with Riverfront Park Association
 - Agreement for Elevator Maintenance Services for Millennium Bridge with ThyssenKrupp Elevator Corporation
 - Addendum to Elevator Maintenance Services for Union Gateway Bridge with ThyssenKrupp Elevator Corporation
 - Addendum to Landscape Maintenance Services with Western Proscapes, Inc.
 - Addendum to Agreement for Management Services with East West Urban Management, LLC
 - Addendum to Filter Maintenance Services with KOMAC Fossil Filter Maintenance Services
 - Addendum to Agreement with JT Specialty Services, LLC for Anti-Graffiti Services
 - Agreement for Landscape Maintenance Services with Livable Cities Studio, Inc.
 - First Amendment to Agreement for Consultation and Design Services with Livable Cities Studio, Inc. (sent with previous annual report)
 - Second Amendment to Agreement to Consultation and Design Services with Livable Cities Studio, Inc. (sent with previous annual report)
 - Agreement for Electrical Installation Services (18th Street Pedestrian Bridge Heat Trace) with Encore Electric, Inc.
 - Agreement for Millennium Bridge Mechanical Maintenance Services with Long Building Technologies, Inc.
 - Agreement for Union Gateway Bridge Mechanical Maintenance Services with Long Building Technologies, Inc.
 - Agreement for Tree Protection (Chestnut and 17th Street) with MGT Landscaping
 - Agreement for 18th Street Pedestrian Bridge Snowmelt/Concrete Coating and Repairs with Summit Sealants and Restoration Services (sent with previous annual report)
5. Current contracts for one-time and/or special projects and/or services include:
- Engagement Letter with Simmons & Wheeler, P.C. for 2020 Audit Services
6. Disclosure documents for current bonded indebtedness: **The District is not authorized to issue debt.**
7. Debt Service schedule for any outstanding debt of the District: **The District is not authorized to issue debt.**

The following items are required to be reported per the Service Plan:

- 1. 2020 Audited Financial Statements: **(Exhibit B)**
- 2. Total debt authorized and total debt issued and future debt issuances: **The District is not authorized to issue debt.**
- 3. Annual construction schedules. **The District is not authorized to perform construction.**
- 4. Rules and regulations of the Districts regarding bidding, conflict of interest, contracting, and other governance matters: **The District has adopted a Vending Policy, dated as of September 1, 2015, as may be further amended. This was provided with a prior annual report.**
- 5. Current documentation of credit enhancements if any: **The District is not authorized to issue debt.**
- 6. The District shall also provide the City a notice of change in bond ratings on outstanding bonds or the failure of a credit enhancement securing outstanding bonds within 30 days of the District receiving notice of such change or failure. **The District is not authorized to issue debt.**

We are pleased to provide you with all necessary information to complete this annual report. If there are any documents that you will not need in future annual reports, we ask that you kindly inform us so we can be more efficient and effective for you.

If you have questions about the Report, please contact District Manager Anna Jones at 303-793-1478 or anna.jones@claconnect.com.

Sincerely,

Anna Jones

Anna Jones
Manager

Copy without enclosures: Board of Directors
 Nic Carlson, Assistant Manager
 Dianne Miller, Esq.
 Debra Sedgeley
 AJ. Zabbia

EXHIBIT A
(2020 BUDGET)



CliftonLarsonAllen LLP
CLAAconnect.com

Accountant's Compilation Report

Board of Directors
Central Platte Valley Coordination Metropolitan District

Management is responsible for the accompanying budget of revenues, expenditures, and fund balances of Central Platte Valley Coordination Metropolitan District for the year for the year ending December 31, 2020, including the estimate of comparative information for the year ending December 31, 2019, and the actual comparative information for the year ended December 31, 2018, in the format prescribed by Colorado Revised Statutes (C.R.S.) 29-1-105 and the related summary of significant assumptions in accordance with guidelines for the presentation of a budget established by the American Institute of Certified Public Accountants (AICPA). We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the budget nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the accompanying budget.

The budgeted results may not be achieved as there will usually be differences between the budgeted and actual results, because events and circumstances frequently do not occur as expected, and these differences may be material. We assume no responsibility to update this report for events and circumstances occurring after the date of this report.

We draw attention to the summary of significant assumptions which describe that the budget is presented in accordance with the requirements of C.R.S. 29-1-105, and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

We are not independent with respect to Central Platte Valley Coordination Metropolitan District.

Greenwood Village, Colorado
January 3, 2020

**CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT
GENERAL FUND
2020 BUDGET
WITH 2018 ACTUAL AND 2019 ESTIMATED
For the Years Ended and Ending December 31,**

1/3/20

	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
BEGINNING FUND BALANCE	\$ 43,423	\$ 11,392	\$ 5,964
REVENUE			
Other revenue	225	3,572	-
Payment from CPV Metro District - GF	1,966,202	1,845,000	2,230,000
Payment from CPV Metro District - CP Fund	29,248	26,000	370,000
Total revenue	<u>1,995,675</u>	<u>1,874,572</u>	<u>2,600,000</u>
Total funds available	<u>2,039,098</u>	<u>1,885,964</u>	<u>2,605,964</u>
EXPENDITURES			
General government			
Accounting	56,900	52,000	57,000
Audit	3,000	3,000	3,000
Director fees	4,800	4,800	6,000
Dues and licenses	5,038	4,238	4,500
Election costs	1,467	-	5,000
Engineering - administrative	6,367	12,000	12,000
Insurance and bonds	5,434	6,614	7,500
Legal	67,606	43,000	46,000
Management	73,894	50,000	55,000
Miscellaneous	1,907	2,000	2,000
OnSite management	-	76,000	82,000
Payroll taxes	367	366	458
Web site maintenance	250	1,210	1,500
Operations and maintenance			
Engineering - repairs and maintenance	76,772	45,000	50,000
Landscape and other maintenance	573,192	400,000	456,000
17th Street Gardens	65,742	216,000	188,000
Millennium bridge maintenance	301,161	334,000	560,000
Security services	489,154	432,000	500,000
Union Gateway bridge maintenance	256,529	165,000	175,000
Reserve study	3,400	-	-
Vendor permitting expenses	-	-	1,000
Capital			
Art Funds	-	-	350,000
Development coordination	34,726	26,000	20,000
Contingency	-	6,772	18,042
Total expenditures	<u>2,027,706</u>	<u>1,880,000</u>	<u>2,600,000</u>
Total expenditures and transfers out requiring appropriation	<u>2,027,706</u>	<u>1,880,000</u>	<u>2,600,000</u>
ENDING FUND BALANCE	<u>\$ 11,392</u>	<u>\$ 5,964</u>	<u>\$ 5,964</u>

This financial information should be read only in connection with the accompanying accountant's report and summary of significant assumptions.

**CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT
2020 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for the County of Denver on February 19, 2013, 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 the City and County of Denver (City). The District operates under a Service Plan approved by the City Council on November 26, 2012.

The District was organized to implement a multi-district structure to more effectively accommodate both residential and commercial development within and without the District's physical boundaries.

On February 5, 2013, the District's voters authorized the District to collect, retain, and spend the full amount of all taxes, tax increment revenues, tap fees, park fees, facility fees, service charges, inspection charges, administrative charges, grants or any other fee, rate, toll, penalty, or charges authorized by law or contract to be imposed, collected or received by the District during 2013 and each fiscal year thereafter, such amounts to constitute a voter-approved revenue change and be collected, retained and spent by the District without regard to any spending, revenue-raising, or other limitation.

The District has no power to issue any debt and no authority to impose a mill levy upon any property within or without its boundaries. Rather, the primary source of revenue available to the District is based upon its ability to enter into inter-governmental agreements with other governmental entities (IGAs). The basic nature of these IGAs would be for a governmental entity with taxing or other revenue-generating authority, such as the Central Platte Valley Metropolitan District (CPV MD) to transfer revenues to the District, which would then use the funds to provide for the operation and maintenance of all of the improvements and the provision of public services not otherwise dedicated to third party entities.

In accordance with its Service Plan, the District is entirely responsible for coordinating the operation and maintenance of all public services and improvements throughout the development. It is anticipated that all capital improvements will be owned and maintained by CPV MD or dedicated to the City or to such other governmental entity as appropriate.

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 that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT
2020 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues

Intergovernmental Revenue

On October 8, 2013, the District entered into an intergovernmental agreement (IGA) with Central Platte Valley Metropolitan District (CPV MD). Per this Agreement, payments from CPV MD represent transfers from CPV MD to the District to provide funding for the overall administrative and operating costs for both Districts, as well as to pay administrative capital costs.

During 2020, it is anticipated that the District will receive \$2,600,000 from CPV MD - \$2,230,000 will be used for general government, operations and maintenance expenditures, and \$370,000 will be used for administrative capital costs.

Expenditures

Administrative and Operational Expenditures

Administrative expenditures include the services necessary to maintain the District's administrative viability such as accounting and audit, engineering, insurance, legal, management, and meeting expenses. Operational expenditures in 2020 include the security and maintenance of areas within the District and the excluded area, including the 17th Street Gardens, Union Gateway Bridge and the Millennium Bridge, fountain, and elevators. These expenditures are based on estimates of the District's Board of Directors and consultants.

Capital Expenditures

The 2020 anticipated capital expenditures include amounts for art funds and coordination of developer construction within CPV MD as detailed on page 2 of the budget.

Debt and Leases

The District has no outstanding debt nor any capital or operating leases.

Reserves

Emergency Reserve

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since all funds received by the District are transferred from CPV MD, an emergency reserve is not reflected in the District's 2020 Budget. Therefore, the Emergency Reserve related to the District's revenue is reported in CPV MD.

This information is an integral part of the accompanying budget.

EXHIBIT B
(2020 AUDIT)

**CENTRAL PLATTE VALLEY
COORDINATION METRO DISTRICT
City and County of Denver, Colorado**

FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2020

**CENTRAL PLATTE VALLEY COORDINATION METRO DISTRICT
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2020**

INDEPENDENT AUDITOR'S REPORT	I
BASIC FINANCIAL STATEMENTS	
GOVERNMENT-WIDE FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION	1
STATEMENT OF ACTIVITIES	2
FUND FINANCIAL STATEMENTS	
BALANCE SHEET – GOVERNMENTAL FUNDS	3
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS	4
GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL	5
NOTES TO BASIC FINANCIAL STATEMENTS	6

Board of Directors
Central Platte Valley Coordination Metro District
City and County of Denver, Colorado

Independent Auditors' Report

We have audited the accompanying financial statements of the governmental activities and each major fund of the Central Platte Valley Coordination Metro District, as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility 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.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the District's preparation and fair presentation of the financial statements 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, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

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 Central Platte Valley Coordination Metro District as of December 31, 2020, and the respective changes in financial position and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other-Matters***Required Supplementary Information***

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

Simmons & Wheeler P.C.

Englewood, CO
March 17, 2021

BASIC FINANCIAL STATEMENTS

**CENTRAL PLATTE VALLEY COORDINATION METRO DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2020**

	Governmental Activities
ASSETS	
Cash and Investments	\$ 18,628
Accounts Receivable	8,493
Accounts Receivable - CPVMD	239,000
Prepaid Expenses	6,330
Total Assets	272,451
LIABILITIES	
Accounts Payable	272,024
Total Liabilities	272,024
NET POSITION	
Unrestricted	427
Total Net Position	\$ 427

See accompanying Notes to Basic Financial Statements.

**CENTRAL PLATTE VALLEY COORDINATION METRO DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2020**

FUNCTIONS/PROGRAMS	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net Revenues (Expenses) and Change in Net Position</u>	
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Governmental Activities</u>
Primary Government:					
Governmental Activities:					
General Government	\$ 1,782,878	\$ -	\$ 1,764,092	\$ 1,478	\$ (17,308)
Total Governmental Activities	<u>\$ 1,782,878</u>	<u>\$ -</u>	<u>\$ 1,764,092</u>	<u>\$ 1,478</u>	(17,308)
GENERAL REVENUES					
Other Revenue					7,973
Total General Revenues					<u>7,973</u>
CHANGE IN NET POSITION					(9,335)
Net Position - Beginning of Year					<u>9,762</u>
NET POSITION - END OF YEAR					<u>\$ 427</u>

See accompanying Notes to Basic Financial Statements.

**CENTRAL PLATTE VALLEY COORDINATION METRO DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2020**

	General
ASSETS	
Cash and Investments	\$ 18,628
Accounts Receivable	8,493
Accounts Receivable - CPVMD	239,000
Prepaid Expenditures	6,330
Total Assets	\$ 272,451
LIABILITIES AND FUND BALANCES	
LIABILITIES	
Accounts Payable	\$ 272,024
Total Liabilities	272,024
FUND BALANCE	
Nonspendable:	
Prepaid Amounts	6,330
Unassigned:	
General Government	(5,903)
Total Fund Balance	427
Total Liabilities and Fund Balances	\$ 272,451

Amounts reported for governmental activities in the statement of net position are the same as above for total fund balance.

**CENTRAL PLATTE VALLEY COORDINATION METRO DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2020**

	General
REVENUES	
Other Revenue	\$ 7,973
Total Revenues	7,973
EXPENDITURES	
General Government:	
Accounting	57,263
Audit	3,200
Director Fees	5,500
Dues and Membership	5,838
Election	1,888
Insurance and Bonds	6,869
Legal	36,704
Management	44,277
Miscellaneous	4,481
Onsite management	75,000
Payroll Taxes	421
Website Maintenance	3,715
Operations and Maintenance:	
17th Street Gardens	228,098
Engineering - Administrative	8,810
Engineering - Repairs and Maintenance	48,047
Landscaping and Other Maintenance	371,088
Millennium Bridge Maintenance	253,235
Security	468,938
Union Gateway Bridge Maintenance	157,877
Capital Outlay:	
Development Coordination	1,629
Total Expenditures	1,782,878
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(1,774,905)
OTHER FINANCING SOURCES (USES)	
Payment from CPVMD - Operations	1,764,092
Payment from CPVMD - Capital	1,478
Total Other Financing Sources (Uses)	1,765,570
NET CHANGE IN FUND BALANCE	(9,335)
Fund Balance - Beginning of Year	9,762
FUND BALANCE - END OF YEAR	\$ 427

Amounts reported for governmental activities in the statement of activities are the same as above.

See accompanying Notes to Basic Financial Statements.

**CENTRAL PLATTE VALLEY COORDINATION METRO DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2020**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Other Revenues	\$ -	\$ 7,973	\$ 7,973
Total Revenues	-	7,973	7,973
EXPENDITURES			
General Government:			
Accounting	57,000	57,263	(263)
Audit	3,000	3,200	(200)
Director Fees	6,000	5,500	500
Dues and Membership	4,500	5,838	(1,338)
Election	5,000	1,888	3,112
Insurance and Bonds	7,500	6,869	631
Legal	46,000	36,704	9,296
Management	55,000	44,277	10,723
Miscellaneous	2,000	4,481	(2,481)
Onsite management	82,000	75,000	7,000
Payroll Taxes	458	421	37
Website Maintenance	1,500	3,715	(2,215)
Contingency	18,042	-	18,042
Operations and Maintenance:			
17th Street Gardens	188,000	228,098	(40,098)
Engineering - Administrative	12,000	8,810	3,190
Engineering - Repairs and Maintenance	50,000	48,047	1,953
Landscaping and Other Maintenance	456,000	371,088	84,912
Millennium Bridge Maintenance	560,000	253,235	306,765
Security	500,000	468,938	31,062
Vendor Permitting	1,000	-	1,000
Union Gateway Bridge Maintenance	175,000	157,877	17,123
Capital Outlay:			
Art Funds	350,000	-	350,000
Development Coordination	20,000	1,629	18,371
Total Expenditures	<u>2,600,000</u>	<u>1,782,878</u>	<u>817,122</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(2,600,000)	(1,774,905)	825,095
OTHER FINANCING SOURCES (USES)			
Payment from CPVMD - Operations	2,230,000	1,764,092	(465,908)
Payment from CPVMD - Capital	370,000	1,478	(368,522)
Total Other Financing Sources (Uses)	<u>2,600,000</u>	<u>1,765,570</u>	<u>(834,430)</u>
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES	-	(9,335)	(9,335)
Fund Balance - Beginning of Year	<u>5,964</u>	<u>9,762</u>	<u>3,798</u>
FUND BALANCE - END OF YEAR	<u>\$ 5,964</u>	<u>\$ 427</u>	<u>\$ (5,537)</u>

See accompanying Notes to Basic Financial Statements.

**CENTRAL PLATTE VALLEY COORDINATION METRO DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 1 DEFINITION OF REPORTING ENTITY

Central Platte Valley Coordination Metro District (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court for the City and County of Denver, Colorado (City), on February 19, 2013, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City Council on November 26, 2012. The District's boundaries and service area are located in the City.

The District was organized to implement a multi-district structure to more effectively accommodate both residential and commercial development within and without the District's physical boundaries.

The District has no power to issue any debt and no authority to impose a mill levy upon any property within or without its boundaries. Rather, the primary source of revenue available to the District is based upon its ability to enter into inter-governmental agreements with other governmental entities (IGAs). The basic nature of these IGAs would be for a governmental entity with taxing or other revenue-generating authority to transfer revenues to the District, which would then use the funds to provide for the operation and maintenance of all of the improvements and the provision of public services not otherwise dedicated to third-party entities.

In accordance with its Service Plan, the District is entirely responsible for coordinating the operation and maintenance of all public services and improvements throughout the Central Platte Valley development area.

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 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 financial benefits or burdens and fiscal dependency.

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

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

**CENTRAL PLATTE VALLEY COORDINATION METRO DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

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.

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.

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 District 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 subject to accrual are payments from Central Platte Valley Metropolitan District. All other revenue items are considered to be measurable and available only when cash is received by the District. 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 fund:

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

**CENTRAL PLATTE VALLEY COORDINATION METRO DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

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 of 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.

Equity

Net Position

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the government'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.

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.

**CENTRAL PLATTE VALLEY COORDINATION METRO DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

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, 2020, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 18,628
Total Cash and Investments	<u>\$ 18,628</u>

Cash and investments as of December 31, 2020, consist of the following:

Deposits with Financial Institutions	\$ 18,628
Total Cash and Investments	<u>\$ 18,628</u>

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.

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, 2020, the District's cash deposits had a bank balance of \$22,584 and a carrying balance of \$18,628.

**CENTRAL PLATTE VALLEY COORDINATION METRO DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

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 investments 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 risk 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 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, 2020, the District had no investments.

NOTE 4 NET POSITION

The District has net position consisting of one component – unrestricted.

The unrestricted component of net position is the net amount of assets, deferred outflow of resources, liabilities, and deferred inflows of resources that are not included in the determination of the restricted component of net position.

The District's unrestricted net position as of December 31, 2020, is \$427.

**CENTRAL PLATTE VALLEY COORDINATION METRO DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 5 INTERGOVERNMENTAL AGREEMENTS

On October 8, 2013, the District entered into an Intergovernmental Funding and Cooperation Agreement (IGA) with Central Platte Valley Metropolitan District (CPVMD). The District shall manage, administer, and supervise the operational aspects of both Districts' responsibilities for landscaping, infrastructure replacement, maintenance and repair, and coordination with other private and governmental entities, including negotiation of certain easements, licenses, and contracts. Both Districts shall work diligently to manage the operational costs through a coordinated budget process. All operations and maintenance expenditures of the District shall be funded by CPVMD with an operations and maintenance mill levy not to exceed 20.000 mills levied by CPVMD, unless agreed upon by the District and CPVMD through a joint resolution.

NOTE 6 RELATED PARTIES

Some members of the Board of Directors are employees of, owners of, or associated with Developers of the property within the District and CPVMD and may have conflicts of interest in dealing with the District.

NOTE 7 RISK MANAGEMENT

Except as provided in the Colorado Governmental Immunity Act, the District may be 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 (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.

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.

**CENTRAL PLATTE VALLEY COORDINATION METRO DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 8 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 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.

On February 5, 2013, the District's voters authorized to collect, retain, and spend the full amount of all taxes, tax increment revenues, tap fees, park fees, facility fees, service charges, inspection charges, administrative charges, grants or any other fee, rate, toll, penalty, or charges authorized by law or contract to be imposed, collected or received by the District during 2013 and each fiscal year thereafter, such amounts to constitute a voter-approved revenue change and be collected, retained and spent by the District without regard to any spending, revenue-raising, or other limitation.

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. Intergovernmental revenue received by the District from CPVMD is not included in the calculation of the Emergency Reserves, as those revenues are reported in CPVMD.

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.