

**EASTERN ADAMS COUNTY
METROPOLITAN DISTRICT**

FINANCIAL STATEMENTS

December 31, 2021 and 2020

TABLE OF CONTENTS

	<u>PAGE(S)</u>
Independent Auditors' Report	i-iii
Management's Discussion and Analysis	1-4
FINANCIAL STATEMENTS:	
Statement of Net Position	5
Statement of Revenues, Expenses, and Changes in Net Position	6
Statement of Cash Flows	7
Notes to Financial Statements	8 - 17
SUPPLEMENTAL INFORMATION:	
Comparative Schedule of Revenues & Expenditures - Budgetary Basis – Budget and Actual	18
Reconciliation of Budgetary Basis – Actual to Statement of Revenues, Expenses, and Changes in Net Position	19

Independent Auditors' Report

Board of Directors
Eastern Adams County Metropolitan District
Adams County, Colorado

Opinions

We have audited the accompanying financial statements of the business-type activities of the Eastern Adams County Metropolitan 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 business-type activities of the Eastern Adams County Metropolitan District as of December 31, 2021, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS"). Our responsibilities under those standards are further described in the 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.

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 GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of 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.

Other Matters

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

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 described 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 supplementary 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.

Simmons & Wheeler P.C.

Englewood, CO
October 12, 2022

**EASTERN ADAMS COUNTY METROPOLITAN DISTRICT
MANAGEMENTS DISCUSSION AND ANALYSIS
Year Ending December 31, 2021**

History:

The Eastern Adams County Metropolitan District (the "District") was organized on December 15, 2000 to provide potable and non-potable water services and facilities, sanitary wastewater collection and treatment services and facilities, storm drainage improvements, street improvements, transportation, television translation and relay services and mosquito control both within and without the District boundaries. The District adopted a resolution on July 26, 2001 creating the "Eastern Adams County Metropolitan District Water Activity Enterprise" (the "Enterprise") to finance, construct, acquire, operate and maintain improvements such as water and sanitary sewer facilities.

In September of 2001, the District entered into an agreement with the Strasburg Sanitation and Water District ("Strasburg") whereby the District agreed to accept wastewater flows from Strasburg and Strasburg agreed to abandon its current lagoon system and pay the District for treating said wastewater flows. Execution of this agreement and subsequent approvals by the State of Colorado and the Denver Regional Council of Governments have designated the District as the regional wastewater treatment service provider for an approximate 36 square mile area, which service is only to be provided on terms and conditions consistent with the District's service policies.

Since inception, the District has maintained and enlarged its physical plant by adding water wells, storage tanks, water rights, lift stations as needed to serve its growing customer base while complying with all regulatory requirements and fiscal constraints. At year-end 2021, the District provides combined water and sanitary sewer service to 731 rate payers and sanitary sewer service only to rate payers within the Strasburg Water and Sanitation District. Total single family residential equivalents now receiving service and paying service charges and fees is 1,969.

Overview of the Financial Statements:

This annual report consists of three parts:

- Management's Discussion and Analysis
- Financial Statements
- Supplementary Information

Required Financial Statements:

The financial statements of the District report information about the District using accounting methods similar to those used by private sector companies. These statements offer short and long-term financial information about its activities.

- Statement of Net Position - The statement of net position provides information about the nature and amounts of investments in resources (assets) and obligations to District creditors (liabilities). It also provides the basis for computing the rate of return, evaluating the capital structure of the District and assessing the liquidity and financial flexibility of the District.
- Statement of Revenues, Expenses, and Changes in Net Position - This statement measures the results of the District's operations over the past year and may be used to determine profitability, credit worthiness, and whether the District has successfully recovered all its costs through its user fees, taxes and other charges.
- Statement of Cash Flows - The final required financial statement is the statement of cash flows. The primary purpose of this statement is to provide information about the District's cash receipts and payments during the reporting period. This statement reports cash receipts, cash payments, and net changes in cash resulting from operations, non-capital financing, capital and related financing, and investing activities. It also provides answers to such questions as where did the cash come from, how was cash used, and what was the change in cash balance during the reporting period.

General 2021:

District efforts in 2021 were focused on increasing its customer base, refining its operating efficiency, continuing routine maintenance activities, increasing its physical plant, and remaining in compliance with its NPDES wastewater discharge permit, water rights determinations, water replacement plans, intergovernmental agreements, and providing safe and uninterrupted potable water and wastewater treatment to its customer base.

Major 2021 Milestones:

- Issued the annual Consumer Confidence Report to all District water customers including all required tier 3 public notifications.
- Provided uninterrupted and safe potable water supply service to 731 households in the Coyote Ridge, Blackstone Ranch and Wolf Creek Run East subdivisions.
- Provided wastewater treatment service to 1,230 residents and businesses including 527 household equivalents located in the Strasburg Water and Sanitation District.
- In 2021, the District was able to operate its newly completed Alluvial Well 1 for a full irrigation season. This well provides a renewable, and high capacity source of quality potable water to all District water customers.
- The District entered into a Connectors Agreement with Forestar (USA) Real Estate Group Inc. for provision of water and wastewater service for up to 389 new homes. Wolf Creek Run West Filing No. 1 of 103 lots and a part of the Connector's Agreement is expected to have homes available in 2022;
- The District acquired 372 annually available acre feet of water rights in the Lower Arapahoe aquifer which water will meet the legal supply requirements for the Forestar Connector's Agreement and Parcel 6 and provide physical water well into the future. This acquisition was funded by existing capital combined with pre-paid tap fee revenue.
- In 2021, the District took title to a softball and soccer field in the proposed Wolf Creek Run West Filing No. 1 Subdivision. Consistent with the terms of a Memorandum of Understanding, the District Subsequently conveyed title to this property to the Strasburg Park and Recreation District for long term operation and maintenance.
- The District also replaced a 250 KW diesel generator to supply emergency power to its wastewater treatment facility and four of its potable water supply wells.
- The District complied with its bond covenants and ended 2021 with \$300,000 in the Operations Stabilization Account;

Notes to Variances Shown in Comparative Schedule of Revenues, Expenditures and Changes in Net Position Budgetary Basis with Comparative Totals for the Year Ending December 31, 2021**Amended Budgets:**

The District amended its adopted 2021 Water Fund, Debt Fund and Construction / Capital Fund budgets to account for the unanticipated generator replacement referenced above, the earlier than anticipated acquisition of the Lower Arapahoe water rights, and the legal and other cost associated with the Forestar Connector's Agreement.

Total Revenue, Expenditures and Net Income:

In 2021, the District continued to benefit from a more robust area housing market including the continued construction of new homes in Blackstone Ranch Filings 3 and 4.

Notes to the Statement of Revenues, Expenses, and Changes in Net Position for the Years Ended December 31, 2021 and 2020

The 2021 operating revenues of \$1,056,514 were \$108,330 more than the 2020 operating revenues of \$948,184 due to an increase in user base. Total 2021 operating expenses of \$644,513 were \$3,228 higher than 2020 operating expenses of \$641,285.

Net Position:

The District's total Net Position increased by \$865,382 at year-end 2021 which is \$689,972 greater than the Net Position increase at year end 2020 of \$175,410. The difference is mostly related to the bond issuance cost incurred in 2020. No bond issuance costs were incurred in 2021

2021 Highlights and 2022 Challenges:

As of December 31, 2021, the District provided combined water and sanitary sewer service to approximately 731 homes and eight (8) large Home Owners Association irrigation taps outside the town of Strasburg. It provided wastewater service only to 527 homes and businesses in the town of Strasburg. The District expects to continue providing these services in 2022 and the full irrigation use of Alluvial Well No. 1 and the new water delivery manifold and piping met the 2021 water demand. Additional water supply wells, water rights and potable water storage will be required to meet the projected second phases of Wolf Creek Run West, which will be funded by tap fee income received from the Wolf Creek Run West project. Acquisition of the Lower Arapahoe water rights in 2021 will meet the District's legal supply obligations. The District plans to construct is Arapahoe Wells number AR6 and AR7 in 2022 and 2023 respectively. Both wells are permitted and easements are in place to allow their construction. Well AR 6 should be meet the anticipated additional demand from the Wolf Creek Run West Filing No. 1 subdivision . Continuing housing development and commensurate increases in the rate payer base enhance the District's ability to meet its operating and debt service obligations in 2022 and beyond.

Eastern Adams County Metropolitan District			
Condensed Financial Information			
December 31, 2021, 2020 and 2019			
Assets	2021	2020	2019
Current Assets:			
Cash & Cash Equivalents	\$ 1,022,958	\$ 878,561	\$ 851,300
Accounts Receivable	175,008	126,295	70,425
Prepaid Expenses	-	-	20,621
Total Current Assets	1,197,966	1,004,856	942,346
Non-Current Assets:			
Total Capital Assets	11,505,007	9,849,785	8,869,925
Total Non-Current Assets	11,505,007	9,849,785	8,869,925
Total Assets	\$ 12,702,973	\$ 10,854,641	\$ 9,812,271
Liabilities			
Current Liabilities:			
Total Current Liabilities	1,528,356	537,092	264,006
Non-Current Liabilities:			
Bond Payable	7,435,000	7,435,000	7,045,000
Bond Premium, Net of Amortization	195,560	203,874	
Total Liabilities	9,158,916	8,175,966	7,309,006
Net Position			
Net Investment in Capital Assets	927,317	1,770,912	1,764,925
Restricted	135,562	441,316	674,923
Unrestricted	2,481,178	466,447	63,417
Total Net Position	3,544,057	2,678,675	2,503,265
Total Liabilities and Net Position	\$ 12,702,973	\$ 10,854,641	\$ 9,812,271

Eastern Adams County Metropolitan District			
Condensed Financial Information			
December 31, 2021, 2020 and 2019			
Revenues	2021	2020	2019
Operating Revenue			
Water/Sewer User Fees	\$ 1,056,514	\$ 948,184	\$ 858,914
Total Operating Revenue	1,056,514	948,184	858,914
Operating Expenses			
Legal	(28,371)	(18,644)	(18,823)
Audit	(4,500)	(4,500)	(4,500)
Consulting	(6,673)	(3,942)	(21,136)
Management Fee	(175,865)	(217,023)	(189,361)
Maintenance	(259,134)	(252,856)	(208,266)
Supplies & Equipment	(13,641)	(15,310)	(13,395)
Insurance	(21,710)	(20,621)	(22,006)
Operating Expenses	(134,619)	(108,389)	(129,623)
Total Operating Expenses	(644,513)	(641,285)	(607,110)
Operating Income	412,001	306,899	251,804
Non-Operating Revenue			
Tap Fees	1,287,000	780,000	716,500
Other Income	39,474	9,166	69,343
Interest Income	651	464	930
Total Non-Operating Revenue	1,327,125	789,630	786,773
Non-Operating Expenses			
Depreciation - Building	(355,983)	(344,611)	(244,360)
Depreciation - Other Capital Assets	-	-	(501)
Repair / Replacement Costs	(299,824)	(46,944)	(142,701)
Bond Issuance Cost	-	(279,442)	-
Interest on Revenue Bonds	(217,937)	(250,122)	(290,329)
Total Non-Operating Expenses	(873,744)	(921,119)	(677,891)
Non-Operating Income / (Loss)	453,381	(131,489)	108,882
Change in Net Position	865,382	175,410	360,686
Net Position at Beginning of Year	2,678,675	2,503,265	2,142,579
Net Position at End of Year	\$ 3,544,057	\$ 2,678,675	\$ 2,503,265

SAFE HARBOR DISCLAIMER:

Statements in this report that are not historical are forward-looking statements subject to risk and uncertainties that could cause actual results to differ materially. Such risk and uncertainties include fluctuations in economies worldwide and within the District's markets, fluctuations in the District's customer's demands, changes in environmental and other governmental regulations, changes in terms from lenders, ability to retain key management and to reach agreement on intergovernmental agreements, and changes in the District's ability to obtain capital for expansion, and changes in energy prices.

Eastern Adams County Metropolitan District
Statement of Net Position
December 31, 2021 and 2020

Assets	2021	2020
Current Assets:		
Cash & Cash Equivalents	\$ 1,022,958	\$ 878,561
Accounts Receivable	175,008	126,295
Total Current Assets	1,197,966	1,004,856
Non-Current Assets:		
Capital Assets:		
Non Depreciable:		
Land	221,500	221,500
Water Rights	4,868,000	4,868,000
Construction Work In Progress	2,022,325	11,120
Depreciable:		
Buildings, Net of Depreciation	4,393,182	4,749,165
Total Capital Assets	11,505,007	9,849,785
Total Non-Current Assets	11,505,007	9,849,785
Total Assets	12,702,973	10,854,641
Liabilities		
Current Liabilities:		
Accounts Payable	77,820	61,820
Accounts Payable Developer	12,908	16,419
Reimbursement Payable Developer (See Note 9)	1,418,774	439,999
Interest Payable on Revenue Bonds	18,854	18,854
Bond Payable	-	-
Total Current Liabilities	1,528,356	537,092
Non-Current Liabilities:		
Bond Payable	7,435,000	7,435,000
Bond Premium, Net of Amortization	195,560	203,874
Total Liabilities	9,158,916	8,175,966
Net Position		
Net Investment in Capital Assets	927,317	1,770,912
Restricted	135,562	441,316
Unrestricted	2,481,178	466,447
Total Net Position	\$ 3,544,057	\$ 2,678,675

The Accompanying Notes are an Integral Part of the Financial Statements

Eastern Adams County Metropolitan District
Statement of Revenues, Expenses, and Changes in Net Position
For the Years Ended December 31, 2021 and 2020

	2021	2020
Operating Revenues		
Water/Sewer User Fees	\$ 1,056,514	\$ 948,184
Total Operating Revenues	1,056,514	948,184
Operating Expenses		
Legal	(28,371)	(18,644)
Audit	(4,500)	(4,500)
Consulting	(6,673)	(3,942)
Management Fee	(175,865)	(217,023)
Maintenance	(259,134)	(252,856)
Supplies & Equipment	(13,641)	(15,310)
Insurance	(21,710)	(20,621)
Operating Expenses	(134,619)	(108,389)
Total Operating Expenses	(644,513)	(641,285)
Income from Operations	412,001	306,899
Non-Operating Revenue		
Tap Fees	1,287,000	780,000
Other Income	39,474	9,166
Interest Income	651	464
Total Non-Operating Revenue	1,327,125	789,630
Other Operating Expenses		
Depreciation - Building	(355,983)	(344,611)
Depreciation - Equipment	-	-
Repair / Replacement Costs	(299,824)	(46,944)
Bond Issuance Cost	-	(279,442)
Bond Interest Expense	(217,937)	(250,122)
Total Non-Operating Expenses	(873,744)	(921,119)
Non-Operating Income / (Loss)	453,381	(131,489)
Change in Net Position	865,382	175,410
Net Position at Beginning of Year	2,678,675	2,503,265
Net Position at End of Year	\$ 3,544,057	\$ 2,678,675

The Accompanying Notes are an Integral Part of the Financial Statements

Eastern Adams County Metropolitan District
Statement of Cash Flows
For the Years Ended December 31, 2021 and 2020

	2021	2020
Cash Flows from Operating Activities:		
Cash Received from Customers	\$ 1,007,801	\$ 892,313
Cash Paid to Suppliers	(632,024)	(722,419)
Net Cash Provided / (Used) by Operating Activities	375,777	169,894
Cash Flows from Capital and Related Financing Activities:		
Bond Issuance Proceeds	-	7,643,710
Bond Refunding	-	(7,105,000)
Bond Premium Amortization	(8,316)	203,874
Bond Issuance Costs	-	(279,442)
Principal Payments	-	(208,710)
Interest Paid on Bonds	(217,937)	(255,279)
Construction of Capital Assets	(832,428)	(884,472)
Repair / Replacement Costs	(299,824)	(46,944)
Tap Fees Received	1,287,000	780,000
Other Income	39,474	9,166
Interest Income	651	464
Repayment of reimbursement payable to developer	(200,000)	
Net Cash Provided / (Used) by Capital and Related Financing Activities	(231,380)	(142,633)
Increase / (Decrease) in Cash and Cash Equivalents	144,397	27,261
Cash and Cash Equivalents, Beginning of Year	878,561	851,300
Cash and Cash Equivalents, End of Year	1,022,958	878,561
Reconciliation of Operating Income to Net Cash Used by Operating Activities:		
Operating Income	412,001	306,899
Adjustments to Reconcile Operating Income (Loss) to Net Cash Used by Operating Activities:		
(Increase) / Decrease in Prepaid Expense	-	20,621
(Increase) / Decrease in Accounts Receivable	(48,713)	(55,871)
Increase / (Decrease) in Accounts Payable	12,489	(101,755)
Total Adjustments	(36,224)	(137,005)
Net Cash Provided / (Used) by Operating Activities	\$ 375,777	\$ 169,894

The Accompanying Notes are an Integral Part of the Financial Statements

**EASTERN ADAMS COUNTY METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2021 and 2020**

NOTE 1 - DEFINITION OF REPORTING ENTITY

Reporting Entity

The District, a quasi-municipal corporation was organized on December 15, 2000 and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in Adams and Arapahoe County, Colorado. The District was established to provide sanitation, water facilities, street improvements, mosquito control, television relay, and translation services. On August 31, 2020 the Eastern Adams County Metropolitan District Subdistrict was formed. The Subdistrict finances the capital and operating costs of development within the subarea. The formation of the Subdistrict allows the District to fix different rates of levy for property tax purposes against property contained solely in the subarea. In 2021 the subdistrict had no activity. During 2022, the Board adopted the Resolution to Dissolve the Subdistrict.

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

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity. The District has no employees and all operations and administrative functions are contracted.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Enterprise fund accounting is utilized in accordance with generally accepted accounting principles. Enterprise funds recognize revenues and expenses on the accrual basis of accounting. Revenue is recognized when earned and expenses are recognized when incurred. Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District's enterprise fund are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets as defined in the bond covenants. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

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 for the budget year 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 total appropriation can only be modified upon completion of notification and publication requirements and after public hearing. In compliance with this process, in 2021 and in 2020, the District adopted supplemental budgets to appropriate for additional revenues and expenses accrued and incurred in the fiscal years.

**EASTERN ADAMS COUNTY METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
December 31, 2021 and 2020**

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Cash Equivalents

For purposes of the statement of cash flows, the District considers cash deposits and highly liquid investments (including restricted assets) with maturity of three months or less when purchased, to be cash equivalents. During 2021, the District incurred noncash activities of a developer contribution of capital assets.

Capital Assets

Capital assets are recorded at cost. Depreciation expense will be computed using the straight-line method over the estimated economic useful lives. Lives are from nine years to twenty-five years. The District maintains a capitalization threshold of five thousand dollars. Improvements to capital assets are capitalized if they exceed the capitalization threshold and have a life of a year or more.

Net Position

Net position represents the differences between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District reports three categories of net position as follow:

- **Net Investment in capital assets** – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. If there are significant unspent related debt proceeds at year-end, the portion of the debt attributable to the unspent proceeds are not included in the calculation of net investment in capital assets.
- **Restricted** – This component of net position consists of constraints placed on net position use through external constraints imposed by creditors, grantors, contributors, or laws or regulations of other governments or constraints imposed through constitutional provisions or enabling legislation.
- **Unrestricted** – The component of net assets that does not meet the definition of “restricted” or “net investment in capital assets.”

When an expense is incurred for purposes which both restricted and unrestricted net position are available, the District will use the most restrictive net position first.

Restricted Net Position

Restricted net position in the amount of \$135,562 and \$441,316 in 2021 and 2020 respectively, are to be used for the payment of bond interest, bond principal, and or any lawful purpose.

**EASTERN ADAMS COUNTY METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
December 31, 2021 and 2020**

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Actual results could differ from those estimates.

Comparative Data

Comparative total data for the prior year have been presented in order to provide an understanding of the changes in financial position and operations of the District

NOTE 3 - CASH AND CASH EQUIVALENTS

Cash Deposits

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. 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 equal to 102% of the aggregate uninsured deposits.

The State Regulatory Commissions 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 and 2020, the District's cash deposits had a bank balance and a carrying balance as follows:

2021	Carrying Balance	Bank Balance
Insured deposits	\$ 250,202	\$ 250,201
Deposits collateralized in single institution pools	772,756	831,349
Total	\$ 1,022,958	\$ 1,081,550

2020	Carrying Balance	Bank Balance
Insured deposits	\$ 100,000	\$ 100,000
Deposits collateralized in single institution pools	778,560	779,394
Total	\$ 878,560	\$ 879,394

**EASTERN ADAMS COUNTY METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
December 31, 2021 and 2020**

NOTE 4 – CAPITAL ASSETS

Capital assets of the District are summarized as follows:

Description	12/31/20	Additions	Deletions	12/31/21
Land	\$ 221,500	\$ -	\$ -	\$ 221,500
Water Rights	4,868,000	-	-	4,868,000
Other Assets	14,633	-	-	14,633
Construction In Process	11,120	2,011,204	-	2,022,324
Buildings - Water	5,573,135	-	-	5,573,135
Buildings - Wastewater	5,456,330	-	-	5,456,330
Depreciation – Buildings	(6,280,300)	(355,982)	-	(6,636,282)
Depreciation – Other Assets	(14,633)	-	-	(14,633)
Total	\$ 9,849,785	\$ 1,655,222	\$ -	\$ 11,505,007

Description	12/31/19	Additions	Deletions	12/31/20
Land	\$ 221,500	\$ -	\$ -	\$ 221,500
Water Rights	4,868,000	-	-	4,868,000
Other Assets	14,633	-	-	14,633
Construction In Process	1,007,037	80,309	(1,070,226)	11,120
Buildings - Water	3,973,024	1,600,111	-	5,573,135
Buildings - Wastewater	4,742,053	714,277	-	5,456,330
Depreciation – Buildings	(5,935,689)	(344,611)	-	(6,280,300)
Depreciation – Other Assets	(14,633)	(501)	-	(14,633)
Total	\$ 8,869,925	\$ 2,050,086	\$ (1,070,226)	\$ 9,849,785

The work in progress amount of \$2,022,325 shown in Statement of Net Position, includes \$843,550 of water rights purchase and \$1,178,775 for the Bill of Sale received from PaulsCorp, LLC reference in Note 9. The District intends to move these assets from work in progress to the non-depreciable water rights and to depreciable water and sanitary sewer system.

NOTE 5 - LONG-TERM OBLIGATIONS

Long-term obligations of the District are summarized as follows:

Description	Balance 1/01/21	Net Issues	Retirements	Balance 12/31/21	Current
Revenue Bonds, Series 2020	\$ 7,435,000	-	\$ -	\$ 7,435,000	\$ -
Total	\$ 7,435,000	\$ -	\$ -	\$ 7,435,000	\$ -

Description	Balance 1/01/20	Net Issues	Retirements	Balance 12/31/20	Current
Revenue Bonds, Series 2016	\$ 3,835,000	\$ -	\$ (3,835,000)	\$ -	\$ -
Revenue Bonds, Series 2018	3,270,000	-	(3,270,000)	-	-
Revenue Bonds, Series 2020	-	7,435,000	-	7,435,000	-
Total	\$ 7,105,000	\$ 7,435,000	\$ (7,105,000)	\$ 7,435,000	\$ -

**EASTERN ADAMS COUNTY METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
December 31, 2021 and 2020**

NOTE 5 - LONG-TERM OBLIGATIONS (CONTINUED)

\$7,435,000 Water Activity Revenue Refunding Bonds, Series 2020, dated June 18, 2020. The bonds mature, bear per annum interest, and are priced as shown below. Interest on the Bonds is payable semiannually on June 1 and December 1 of each year. To the extent interest is not paid when due, such interest compounds semiannually. A portion of the net proceeds were used to refund the District's (i) Series 2016 Bonds, issued in the aggregate principal amount of \$3,960,000 and prior to the refunding date were outstanding in the aggregate principal amount of \$3,835,000, which bonds bore interest at a rate of 3.25% per annum until the owner thereof exercises its put option or the interest rate resets on June 1, 2021 and (ii) Series 2018 Bonds, issued in the aggregate principal amount of \$3,300,000 and prior to the refunding date were outstanding in the aggregate principal amount of \$3,270,000, which bonds bore interest at a rate of 5.00% per annum until the owner thereof exercises its put option or the interest rate resets on June 1, 2024. The Bonds are subject to an optional and mandatory sinking fund redemption prior to maturity. The Bonds mature, bear per annum interest and are priced to yield as follows:

Maturity Date (December1)	Principal Amount	Interest Rate	Maturity Date (December1)	Principal Amount	Interest Rate
2025	\$ 30,000	2.00%	2033	\$ 280,000	3.00%
2026	75,000	2.00%	2034	290,000	3.00%
2027	115,000	4.00%	2035	300,000	3.00%
2028	160,000	4.00%	2036	305,000	2.50%
2029	205,000	4.00%	2037	315,000	2.50%
2030	255,000	4.00%	2038	320,000	3.00%
2031	265,000	3.00%	2039	330,000	3.00%
2032	275,000	3.00%	2044	1,810,000	3.00%
			2049	2,105,000	3.00%

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

Year(s)	Principal	Interest	Total
2022	\$ -	\$ 226,250	\$ 226,250
2023	-	226,250	226,250
2024	-	226,250	226,250
2025	30,000	226,250	256,250
2026	75,000	225,650	300,650
2027 – 2031	1,000,000	1,056,550	2,056,550
2032 – 2036	1,450,000	849,400	2,299,400
2037 – 2041	1,655,000	633,825	2,288,825
2042 – 2046	1,925,000	371,850	2,296,850
2047 – 2049	1,300,000	78,750	1,378,750
Total	\$ 7,435,000	\$ 4,121,025	\$ 11,556,025

At the elections, the District's qualified electors voting at such election approved the indebtedness in the amount of \$113,700,000 for the purpose of financing the costs of acquiring, constructing, relocating, installing, completing and otherwise providing certain public improvements within and without the District. According to District officials, although the District Service Plan authorizes the District to construct and or provide all the services allowed by the State statute, the District limits its efforts to the provision of potable water, sanitary sewer services and limited storm water facilities. Further, the elections authorizes indebtedness of \$1,000,000 for debt incurred for operations and maintenance costs; \$60,000,000 for intergovernmental agreements; and

**EASTERN ADAMS COUNTY METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
December 31, 2021 and 2020**

NOTE 5 - LONG-TERM OBLIGATIONS (CONTINUED)

\$113,840,000 for refunding purposes. As Enterprise refunding obligations, the Bonds do not require and are not issued pursuant to voted authorization. At both December 31, 2021 and 2020, the District had not issued bonds or otherwise incurred debt which utilizes the voted authorization.

NOTE 6 - 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 one of approximately 360 special districts, which are members 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. The Pool provides coverage for property claims up to \$50,000,000 and liability coverage for claims up to \$ 2,000,000. Employment related wrongful termination claims are shared 50% with the Pool up to \$200,000 (\$100,000 Pool and \$100,000 District). The District is responsible for all claims in excess of \$200,000. Worker's compensation claims are covered up to statutory limits, with claims related to employer's liability up to \$2,000,000. Settled claims have not exceeded this coverage in any of the past three years.

The District pays annual premiums to the Pool for liability, property, public officials and worker's 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.

On September 9th, 2019 the District's lift station 2 became inoperable due to a lightning strike that disabled the motor controllers and alarm auto dialers. This incident caused a disruption in the potable water service and basement damage in four homes in the Coyote Ridge subdivision. The lift station has been repaired and a new internet based control system been installed.

As soon as the District received notice of the backup, the District notified its insurance carrier, the Pool, and immediately authorized and provided cleaning and sanitation services for the affected homes. Notices of claims from the property owners have been filed against the District. The Pool has investigated the incident and determined that the District did not deviate from the standard care in the operation, maintenance, and repair of its sanitary sewer system, and as a result the claims submitted to the property owners were limited to \$10,000 under the District's no-fault coverage. Three of the four claims received were resolved in 2019. The remaining claim was settled in 2020. Both the Pool and the District continues to believe that the District does not have liability to the claimant, and that the District's out of pocket liability is the \$10,000 limit under the no-fault coverage, which amount has already been paid to the claimant. In 2021, there was no further activity of any sort regarding this matter.

NOTE 7 - 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. Enterprises, defined as government-owned businesses authorized to issue revenue bonds and receiving less than 10% of annual revenue in grants from all state and local governments combined, are excluded from the provisions of TABOR. The District's management believes its operations qualify for this exclusion.

**EASTERN ADAMS COUNTY METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
December 31, 2021 and 2020**

NOTE 7 - TAX, SPENDING AND DEBT LIMITATIONS (CONTINUED)

On November 7, 2000, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all revenue, except property taxes, received by the District without regard to any limitations under TABOR. The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits and qualification as an Enterprise will require judicial interpretation.

NOTE 8 - REGIONAL WASTEWATER TREATMENT AGREEMENT

The District and Strasburg Sanitation and Water District ("SSWD") have entered into an agreement whereby the District will build a wastewater treatment plant, major interceptors and lift stations and any other appropriate facilities, which may comprise a regional wastewater treatment system. The District shall own, operate, maintain and expand the Regional Wastewater Treatment Plant. SSWD shall pay the District for connection fees on connections over and above those existing at the date of the agreement and for monthly sewer charges. Fees charged by the District under this agreement totaled \$198,433 and \$198,433 in 2021 and 2020 respectively.

NOTE 9 – THE DEVELOPER

In 2021, the owner of the undeveloped land served by the District was Pauls Development East, LLC ("PDE") (Developer). Certain Board members of the District are officers or consultants to the Developer.

Water Service Agreement

The District has entered into a water service agreement with PDE to serve certain properties. PDE is responsible for the construction of all distribution lines within the served property and construction of District capital improvements needed by the District to serve the property.

Management Agreement

The District has entered into a management agreement with PaulsCorp, LLC, a related entity of the Developer to provide management services to the District. Under this agreement the District incurred expenses from PaulsCorp, LLC totaling \$175,865 in 2021, and \$241,225 in 2020 for services provided. The higher amount paid in 2020 was due to management fees paid as a part of the 2020 bond issuance.

At December 31, 2021 and 2020 the District owed PaulsCorp, LLC. \$ 12,908 and \$16,419 respectively; these amounts are included in the District payables for the respective years.

NOTE 9 – THE DEVELOPER (CONTINUED)

Public Improvements Construction and Reimbursement Agreement

The District entered into a construction and reimbursement agreement ("Agreement") with PDE to allow reimbursement of certain permitting, design, and construction costs. The agreement provides for the procedure, cost verification, improvement acceptance, and District acquisition for all public improvements for which a reimbursement obligation is due by the District. The obligations of the District to pay the reimbursement shall become binding upon the date the District accepts the improvements. However, the agreement shall not

**EASTERN ADAMS COUNTY METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
December 31, 2021 and 2020**

NOTE 9 – THE DEVELOPER (CONTINUED)

constitute debt or a multiple fiscal year direct or indirect debt and shall not constitute the District's pledge of funds from any specific source. In 2017, an Assignment and Assumption of Contract by and between PDE and PaulsCorp, LLC, assigned the right to reimbursement from PDE to PaulsCorp, LLC. Under terms of this agreement, PaulsCorp, LLC constructed water and sanitary sewerage systems within Blackstone Ranch Filings No. 3, and related improvements with costs totaling \$1,244,162. In 2019, the District accepted the bill of sale for said improvements. In 2020, the District processed reimbursement payments to PaulsCorp, LLC totaling \$804,163; leaving a balance due to Pauls Corp of \$439,999. On January 11, 2021, the Reimbursement Agreement was assigned with the consent of the District to allow both PaulsCorp, LLC and Pauls Development East, LLC to receive reimbursement for their respective developments i.e. PaulsCorp, LLC for Blackstone Ranch Filing No. 3 and Pauls Development East for Blackstone Ranch Filing No. 4. On May 26, 2021, the District accepted a Bill of Sale and other required documents from Pauls Development East, LLC for water and sanitary sewer Facilities in Blackstone Ranch Filing no. 4 valued at \$1,178,775 bringing the total due under the Agreement on that date to \$1,618,774. During 2021, the District reimbursed PaulsCorp, LLC for Blackstone Ranch Filing no. 3 a total of \$200,000. At the end of 2021, the balance due to PaulsCorp, LLC was \$239,999.00. The reimbursement amounts due to Pauls Development East, LLC remained at \$1,178,775.

Denver Aquifer Replacement Plan

On October 10, 2005, the District entered into an agreement with PDE that requires PDE to undertake all actions and bear all costs associated with preparing and obtaining approval of a replacement plan to allow the District to utilize the Denver aquifer water transferred from PDE to the District under terms of the water service and water purchase agreements referenced herein above.

NOTE 10 - AGREEMENTS

Alluvial Aquifer Replacement Plan

On July 16, 2007, the District entered into a stipulation agreement with the North Kiowa-Bijou Groundwater Management District; and on April 27, 2007 with the Groundwater Commission of the State of Colorado. On September 10, 2007 the District received a Colorado Ground Water Commission Findings and Order allowing for withdrawal and replacement of ground water from the alluvium of Wolf Creek. In 2021 this plan has been fully implemented and the alluvial water supply has been completely integrated into the District's water supply. In 2021, nearly 30-acre feet of alluvial water was pumped and put to beneficial use.

On February 17, 2021, the District entered into a Connector's Agreement ("Agreement") with Forestar (USA) Real Estate Group, Inc. detailing the terms, conditions and obligations of each party for the District to provide potable water and sanitary sewer service to the property known as Wolf Creek Run West lying west of Piggott Road and north of E. 26th Avenue. Development of this property is a continuation of the overall Wolf Creek Run development of which Wolf Creek Run East is full developed and served by the District. This agreement replaces and fully supplants the previous agreement with Pauls Development East, LLC for the same property. The Agreement provides for the District to serve up to 389 single family equivalents, sets forth the tap fees to be paid, the tap reimbursement amount, asset transfer provisions, and facility construction requirements. The Agreement runs with the land. At the time of this audit, Forestar has constructed 103 single family lots on the property within a subdivision known as Wolf Creek Run West Filing No. 1 and had paid twenty tap fees and meter set fees in accordance with the agreement terms. Forestar has by Bill of Sale dated August 4, 2022 conveyed to the

**EASTERN ADAMS COUNTY METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
December 31, 2021 and 2020**

NOTE 10 – AGREEMENTS (CONTINUED)

District the water and sanitary sewer systems in the amount of \$1,356,336.85. Forestar has sold twenty of the 103 lots to Dream Finders, which has begun construction of single-family homes on said lots.

On July 29, 2021 the District entered into a Memorandum of Understanding (“MOU”) with Strasburg Metropolitan Parks and Recreation District (“Parks”) for the benefit of Wolf Creek Run Subdivision (“Subdivision”) for the purpose of outlining the terms and conditions under which the District would convey two existing ballfield (“Fields”) properties to Parks. The District acquired the Fields from the developer of the Subdivision, and subsequently conveyed the Fields to Parks by Quit Claim Deed dated August 3, 2021. As outlined in the MOU, Parks is responsible for all improvement, operation and maintenance of the Fields and the District is obligated to provide Parks at no cost, a single sanitary sewer tap if and when Parks might construct a public restroom on the Fields. The District now has no responsibility for the improvement, use, operation or maintenance of the Fields.

NOTE 11 – SEGEMENT INFORMATION

The District’s enterprise fund provides water and sewer services. Segment information for the year ended December 31, 2021 was as follows.

Operating Summary	Water	Sewer	Construction	Total
Operating Revenues	\$ 495,613	\$ 560,901	\$ -	\$ 1,056,514
Operating Expenses	296,717	306,008	41,788	644,513
Net Operating Income	\$ 198,896	\$ 254,893	\$ (41,788)	\$ 412,001

Asset Summary	Water	Sewer	Construction	Total
Land	\$ 221,500	\$ -	\$ -	\$ 221,500
Water Rights	4,868,000	-	-	4,868,000
Construction In Process	838,129	5,420	-	843,549
Buildings	5,573,135	5,456,330	-	11,029,465
Buildings - Accumulated Depreciation	(2,276,628)	(4,359,654)	-	(6,636,282)
Total Capital Assets	\$ 9,224,136	\$ 1,102,096	\$ -	\$ 10,326,232

NOTE 12 – HISTORY OF EQR SYSTEM ACCOUNTS

Year	Potable Water Customers (1)			Wastewater Customers (2)			Total EQR Accounts
	Non-Strasburg Residential	Non-Strasburg Commercial	Total Water	Non-Strasburg Residential	In-Strasburg	Total Wastewater	
2016	513	8	521	513	525	1,038	1,559
2017	548	8	556	548	525	1,073	1,629
2018	580	8	588	580	525	1,107	1,695
2019	609	8	617	608	527	1,135	1,752
2020	665	8	673	664	527	1,191	1,864
2021	731	8	739	731	527	1,230	1,969

(1) Includes only Non-Strasburg customers.

(2) Includes both Non-Strasburg and Strasburg Customers.

**EASTERN ADAMS COUNTY METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
December 31, 2021 and 2020**

NOTE 13 – DEBT SERVICE COVERAGE

	2017	2018	2019	2020	2021
Gross Revenues					
Operating Revenues	\$ 757,412	\$ 836,578	\$ 858,914	\$948,184	\$1,056,514
Non-Operating Revenues	2,154	6,492	70,273	9,360	40,125
Capital Contributions	218,500	466,667	716,500	780,000	1,287,000
Total Gross Revenues	\$ 983,066	\$ 1,309,737	1,645,687	1,737,814	2,383,639
 Total Operating Expenses	 549,720	 599,401	 607,110	 641,285	 644,513
 Net Revenues	 \$ 433,346	 \$ 710,366	 \$ 1,038,577	 \$ 1,096,529	 \$ 1,736,126
 Current Annual Debt Service	 158,050	 162,075	 165,938	 260,116	 226,250
Current Annual Debt Service Coverage	2.74x	4.38x	6.26x	4.22x	7.67x
Maximum Annual Debt Service (1)	461,800	461,800	461,800	461,800	461,800
Maximum Annual Debt Service Coverage (1)	0.94x	1.54x	2.25x	2.37x	3.76x
Balance of Operations Stabilization Account (1)	N/A	N/A	N/A	\$ 200,000	\$ 300,000

(1) The continuous maintenance of the Operations Stabilization Account is related to maximum annual debt service coverage and, at such time that the Operations Stabilization Account is no longer required to be maintained, the District will no longer report the information identified in this footnote.

Eastern Adams County Metropolitan District
 Comparative Schedule of Revenues & Expenditures - Budgetary Basis
 With Comparative Totals for the Year Ended December 31, 2020
 Budget and Actual
 For the Year Ended December 31, 2021

	Actual 2020	Original Budget 2021	Amended and Final 2021	Actual 2021	Variance Favorable (Unfavorable)
Revenues					
User Fees General	\$ 749,751	\$ 719,391	\$ 763,887	\$ 858,081	\$ 94,194
User Fees Strasburg	198,433	173,617	173,617	198,433	24,816
Water Tap Fees	400,000	450,000	480,000	660,000	180,000
Sewer Tap Fees	380,000	427,500	456,000	627,000	171,000
Other Income	9,166	500	30,500	39,474	8,974
Interest Income	464	300	300	651	351
Total Revenues	1,737,814	1,771,308	1,904,304	2,383,639	479,335
Expenditures					
Operating					
Legal	(18,644)	(10,000)	(20,000)	(28,371)	(8,371)
Audit	(4,500)	(4,500)	(4,500)	(4,500)	-
Consulting	(3,942)	(3,000)	(3,000)	(6,673)	(3,673)
Maintenance	(252,856)	(239,108)	(251,108)	(259,134)	(8,026)
Supplies & Equipment	(15,310)	(9,518)	(15,000)	(13,641)	1,359
Insurance	(20,621)	(26,500)	(26,500)	(21,710)	4,790
Management Fee	(217,023)	(95,000)	(115,000)	(175,865)	(60,865)
Repair / Replacement Costs	(46,944)	(159,500)	(159,500)	(299,824)	(140,324)
Operating Expenses	(108,389)	(200,769)	(227,769)	(134,619)	93,150
Total Operating	(688,229)	(747,895)	(822,377)	(944,337)	(121,960)
Debt Service					
Bond Interest	(250,122)	(226,250)	(226,250)	(217,937)	8,313
Bond Principal	(279,442)	-	-	-	-
Bond Issue Costs	-	-	-	-	-
Total Debt Service	(529,564)	(226,250)	(226,250)	(217,937)	8,313
Capital Outlay					
Capital Outlay	(80,309)	(510,000)	(760,000)	(832,428)	(72,428)
Total Capital Outlay	(80,309)	(510,000)	(760,000)	(832,428)	(72,428)
Total Expenditures	(1,298,102)	(1,484,145)	(1,808,627)	(1,994,702)	(186,075)
Excess (Deficiency) of Revenues over Expenditures					
	\$ 439,712	\$ 287,163	\$ 95,677	\$ 388,937	\$ 293,260
Other Financing Sources / (Uses)					
Bond Proceeds	7,643,710	-	-	-	-
Debt Retirement	(7,105,000)	-	-	-	-
Transfer In	-	449,500	1,300,000	-	(1,749,500)
Transfer Out	-	(449,500)	(1,300,000)	-	1,749,500
Total Other Financing Sources / (Uses)	-	-	-	-	-
Change in Fund Balance	439,712	287,163	95,677	388,937	293,260

Eastern Adams County Metropolitan District
 Reconciliation of Budgetary Basis - Actual to Statement of Revenues, Expenses, and
 Changes in Net Position
 For the Year Ended December 31, 2021

Total Revenues per Comparative Schedule of Revenues & Expenditures - Budgetary Basis -	
Budget and Actual	\$ 2,383,639
Expenditures (budgetary basis)	(1,994,702)
Capital Expenditures	
Construction of Capital Assets	832,428
Debt Service Expenditures	
Depreciation and Amortization	(355,983)
Total Expenses	
per Statement of Revenues, Expenses, and Changes in Net Position	(1,518,257)
Change in Net Position	
per Statement of Revenues, Expenses, and Changes in Position	\$ 865,382