



## BENT GRASS METROPOLITAN DISTRICT

Special Board Meeting  
Tuesday, July 19, 2022– 2:00 PM  
119 North Wahsatch Ave  
Colorado Springs, CO 80903,  
or

**Please join my meeting from your computer, tablet or smartphone.**

<https://meet.goto.com/475264565>

**You can also dial in using your phone.**

United States: +1 (224) 501-3412

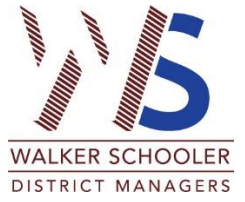
**Access Code: 475-264-565**

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Board of Director	Title	Term
Randle W Case II	President	May 2025
Bryan T Long	Vice-President/ Secretary	May 2023
Stephanie Pierce	Treasurer	May 2025
Lena Gail Case	Director	May 2025
Randy DeYoung	Director	May 2023

### AGENDA

1. Call to Order/Introductions
2. Approval of Agenda
3. Approval of the Minutes from Board Meeting on June 7, 2022 (see attached)
4. Public Comment (For items not on the Agenda)
5. Board President Report
6. Manager's Report
  - a. Violation issuance review and update
  - b. Design Guidelines
7. Development Updates
  - a. Residential and Commercial
  - b. Office Warehouse
  - c. Water availability for new development
8. Financial Report
  - a. Review and Consider approval of the 2021 Audit (see attached)
  - b. Consider approval of unaudited Financial statements dated June 30, 2022 (see attached)
  - c. Ratify payables through July 19, 2022 (see attached)
9. Old Business
10. New Business
11. Confirm and Set Next Meeting
  - a. Scheduled for August 2, 2022 at 10:30 AM
12. Adjournment





**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
BENT GRASS METROPOLITAN DISTRICT  
HELD JUNE 7, 2022 AT 10:30 A.M.**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Bent Grass Metropolitan District was held on Tuesday, June 7, 2022 at 10:30 AM, via electronic means and telephone conference call.

Attendance

In attendance were Directors:

Randle Case II, President  
Lena Gail Case, Director  
Bryan Long, Vice President/Secretary  
Stephanie Pierce, Treasurer  
Randy DeYoung, Director – Excused

Also in attendance were:

Rebecca Hardekopf, WSDM  
Molly Gist, WSDM  
Peter Susemihl, Susemihl, McDermott, and Downie, P.C.

1. Call to Order & Introductions: President Case II called the meeting to order at 10:30 AM and confirmed a quorum was present. Each director gave a brief introduction. President Case II added the Affirmation of Officers under Agenda item 4.a. Ms. Hardekopf added Agenda item 1.a. Approval of the Agenda.

- a. Approval of the Agenda: Director Lena Gail Case moved to approve the Agenda as amended; seconded by Director Pierce. Motion passed unanimously.

2. Approval of the Minutes from Board Meeting on March 1, 2022: Director Long moved to approve the March 1, 2022 Meeting Minutes and to excuse Director DeYoung; seconded by Director Lena Gail Case. Motion passed with Director Pierce recusing herself.

3. Public Comment: There was no public comment.

4. Board President Report: President Case II presented the Board President Report and noted lots of construction and new homes in the area. He discussed continued work with Woodmen Hills Metro District regarding the water and wastewater finalization for the northwest corner of Bent Grass Meadows Drive and Meridian.

- a. Affirmation of Officers: Director Long moved to appoint Stephanie Pierce as Treasurer and continue with Randle Case II as President and Bryan Long as Vice President/Secretary; seconded by Director Pierce. Motion passed unanimously.

## 5. Manager's Report

- a. Audit Update: Ms. Gist reported the Audit is not ready for review. The Board agreed to meet on June 19, 2022 at 2:00 PM to review the Audit.

## 6. Development Updates

- a. Residential and Commercial: The Board discussed new commercial development in the area including a Dunkin Donuts and storage units.
- b. Office Warehouse: There was no discussion.
- c. Water Availability for New Development: President Case II discussed ongoing work with the owners to finalize the agreement with Woodmen Hills Metro District to meet the water and wastewater needs in the area.

## 7. Financial Report

- a. Consider Approval of Unaudited Financial Statements dated May 31, 2022: Ms. Hardekopf presented the Unaudited Financial Statements dated May 31, 2022. After review, Director Long moved to approve the Unaudited Financial Statements dated May 31, 2022; seconded by Director Lena Gail Case. Motion passed unanimously.

After discussion, Director Long moved to approve Bill.com as the payment processing method; seconded by Director Pierce. Motion passed unanimously.

## 8. Old Business: There was no discussion.

9. New Business: Mr. Susemihl updated the Board on recent election legislation and a bill that did not pass that would have prevented board members from owning bonds in their own districts. He recommended the Board consider the administrative costs of an election and communicate that to the nominees next year to possibly prevent a contested election.

Director Pierce asked if Bent Grass is responsible for the road maintenance. President Case II explained it is the County's responsibility. Director Pierce noted large potholes near the bus depot.

## 10. Confirm and Set Next Meeting:

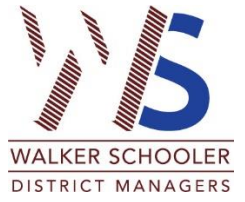
- a. Scheduled for July 5, 2022 at 10:30 AM.

11. Adjournment: Director Lena Gail Case moved to continue the meeting to June 19, 2022 at 2:00 PM; seconded by Director Pierce. Motion passed unanimously.

Respectfully Submitted,  
Walker Schooler District Managers

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By: Recording Secretary



# BGMD Violation Tracker

# BGMD Violation Tracker

## Level of Warning:

76 Responses

Best Response

This is the 1st Warning

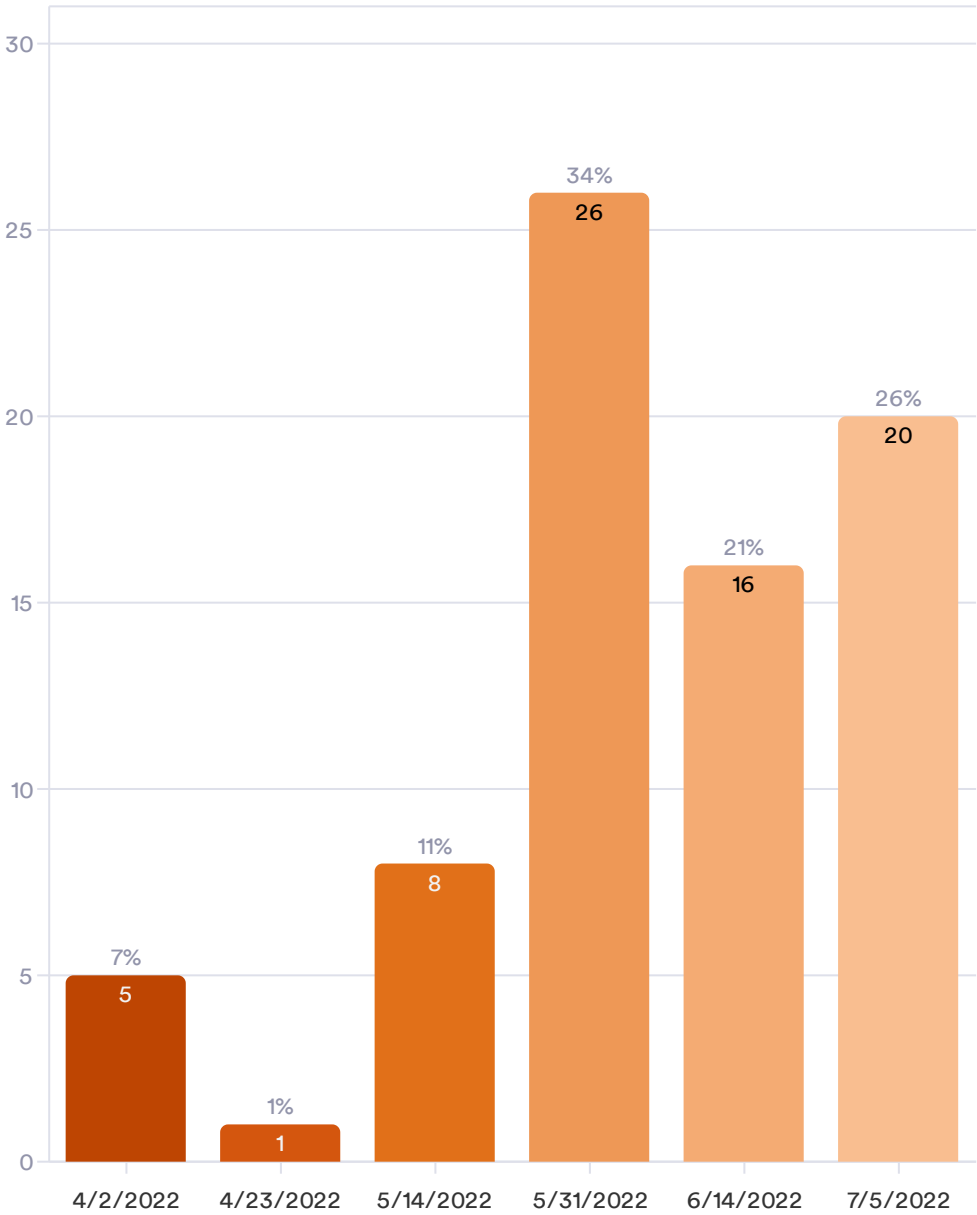
61%  
Percentage

76  
Responses

Data	Response	%
This is the 1st Warning	46	61%
This is a continued violation	30	39%

## Date Violation Issued

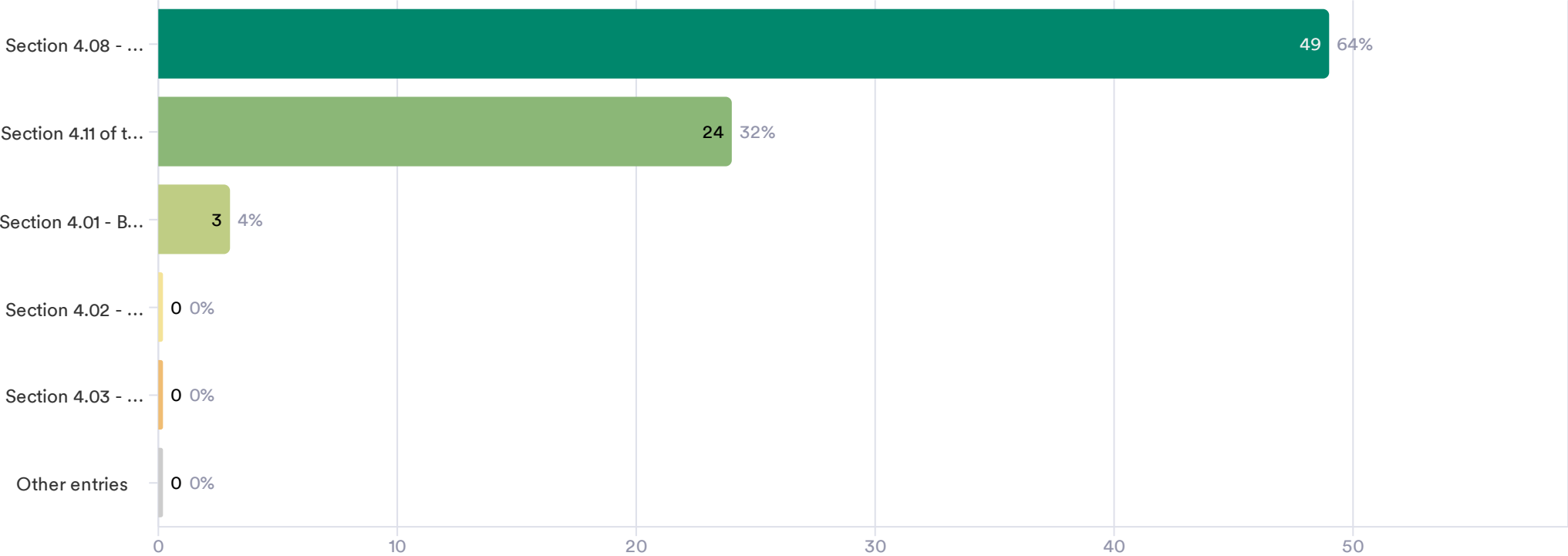
76 Responses



# BGMD Violation Tracker

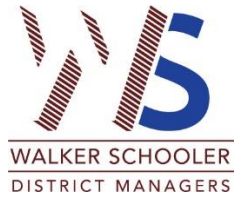
## Cited Violation:

76 Responses



Data	Response	%
Section 4.08 - Weeds: The entire area of every Lot on which no Improve...	49	64%
Section 4.11 of the CCR's - Vehicles. (a) Parking. A boat, trailer, camper (o...	24	32%
Section 4.01 - Building and Grounds Maintenance: The exterior of all Imp...	3	4%
Section 4.02 - Garage Doors: Owners should keep their garage doors clo...	0	0%
Section 4.03 - Outside Storage: Equipment, tools and other items should ...	0	0%
Other entries	0	0%





# BENT GRASS METROPOLITAN DISTRICT

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BiggsKofford, P.C.  
630 Southpointe Court, Suite 200  
Colorado Springs, CO 80906

This representation letter is provided in connection with your audit of the financial statements of Bent Grass Metropolitan District ("District"), which comprise the respective financial position of the governmental activities and each major fund as of December 31, 2021, the respective changes in financial position, the respective budgetary comparison for the general fund for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America ("US GAAP").

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, the following representations made to you during your audit. These representations are effective as of the date of your report.

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## General

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1. Regarding the non-attest services performed by you; we have—
  - a. Assumed all management responsibilities.
  - b. Designated an individual (within senior management) with suitable skill, knowledge, or experience to oversee the services.
  - c. Evaluated the adequacy and results of the services performed.
  - d. Accepted responsibility for the results of these services.

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## Financial Statements

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2. We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated January 26, 2022, including our responsibility for the preparation and fair presentation of the financial statements in accordance with US GAAP and for preparation of the supplementary information in accordance with the applicable criteria.
3. The financial statements referred to above are fairly presented, in all material respects, in conformity with US GAAP and include all properly classified funds and other financial

information of the primary government and all component units required by US GAAP to be included in the financial reporting entity.

4. We acknowledge our responsibility 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.
5. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
6. Significant assumptions we used in making accounting estimates, including those measured at fair value, are reasonable.
7. Related party relationships and transactions, including revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with US GAAP.
8. Adjustments or disclosures have been made for all events, including instances of noncompliance, subsequent to the date of the financial statements that would require adjustment to or disclosure in the financial statements.
9. We are not aware of any pending or threatened litigation, claims, or assessments or unasserted claims or assessments that are required to be accrued or disclosed in the financial statements in accordance with US GAAP, and we have not consulted a lawyer concerning litigation, claims, or assessments.
10. Guarantees, whether written or oral, under which the District is contingently liable, if any, have been properly recorded or disclosed.
11. We are in agreement with the adjusting and reclassifying entries you have proposed, and the adjusting journal entries have been posted to the internal accounts. A list of adjusting and reclassifying entries is as follows:

Adjusting Journal Entries			
Adjusting Journal Entries JE # 1			
ADJUSTING: To record accrued interest as of December 31, 2021.			
6075	6075 -+ Bond Expense:Debt Service Interest	29,531.00	
6200	6200 -+ Interest Expense:6202 -+ Loan Interest	4,541.00	
2016	2016 -+ Interest Payable - DeYoung		4,541.00
2030	Interest Payable		29,531.00
<b>Total</b>		<b><u>34,072.00</u></b>	<b><u>34,072.00</u></b>

**Adjusting Journal Entries JE # 5**

ADJUSTING: To record the capital assets conveyed to other governments.

8040.30.BK	Contributions from other governmental entities - CAP	4,120,485.00	
1500	1590 -+ Construction in Progress		893,473.00
1550	1550 -+ Construction		3,168,305.00
1590	1590 -+ Construction in Progress:Traffic Signal		58,707.00
<b>Total</b>		<b><u>4,120,485.00</u></b>	<b><u>4,120,485.00</u></b>

**Adjusting Journal Entries JE # 6**

ADJUSTING: To record the current year's depreciation expense.

6090.30.BK	Depreciations - CAP	25,000.00	
1540.BK	Accumulated Depreciation		25,000.00
<b>Total</b>		<b><u>25,000.00</u></b>	<b><u>25,000.00</u></b>

**Reclassifying Journal Entries****Reclassifying Journal Entries JE # 2**

RECLASSIFYING: To eliminate government-wide funds to present the government fund types on the modified cash basis.

1540.BK	Accumulated Depreciation	25,000.00	
2015	2015 -+ Developer Advance - DeYoung	807,348.00	
2016	2016 -+ Interest Payable - DeYoung	59,037.00	
2020.1	2-2020 -+ 2020 Bond Fund	6,750,000.00	
2030	Interest Payable	29,531.00	
6075	6075 -+ Bond Expense:Debt Service Interest	34,073.00	
7085	Capital Expenses	955,446.00	
1550	1550 -+ Construction		500,000.00
3010	Retained Earnings		3,926,382.00
6075	6075 -+ Bond Expense:Debt Service Interest		29,531.00
6090.30.BK	Depreciations - CAP		25,000.00
6200	6200 -+ Interest Expense:6202 -+ Loan Interest		59,037.00
8020.30.BK	Contributions to other governmental entities - CAP		4,120,485.00
<b>Total</b>		<b><u>8,660,435.00</u></b>	<b><u>8,660,435.00</u></b>

**Reclassifying Journal Entries JE # 4**

RECLASSIFYING: To reclassify property tax receivable among the respective funds.

1110.40.BK	Accounts receivable - County Treasurer - DEBT	1,518.00	
4025	Fees:Taxes:Delinquent	109.00	
1211	1211 -+ Accounts Receivable County Trea		1,518.00
4023	Fees:Taxes:Current - Debt		109.00
<b>Total</b>		<b><u>1,627.00</u></b>	<b><u>1,627.00</u></b>

**Federal Tax Journal Entries****Federal Tax Journal Entries JE # 3**

REVERSING: To reverse RJE #2

1500	1590 -+ Construction in Progress	500,000.00	
3010	Retained Earnings	3,926,382.00	
6075	6075 -+ Bond Expense:Debt Service Interest	29,531.00	
6090.30.BK	Depreciations - CAP	25,000.00	
6200	6200 -+ Interest Expense:6202 -+ Loan Interest	59,037.00	
8020.30.BK	Contributions to other governmental entities - CAP	4,120,485.00	
1540.BK	Accumulated Depreciation		25,000.00
2015	2015 -+ Developer Advance - DeYoung		807,348.00
2016	2016 -+ Interest Payable - DeYoung		59,037.00
2020.1	2-2020 -+ 2020 Bond Fund		6,750,000.00
2030	Interest Payable		29,531.00
6075	6075 -+ Bond Expense:Debt Service Interest		34,073.00
7085	Capital Expenses		955,446.00
2030	Interest Payable		
<b>Total</b>		<b><u>8,660,435.00</u></b>	<b><u>8,660,435.00</u></b>

**Information Provided**

12. We have provided you with:

- Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, and other matters.
- Additional information that you have requested from us for the purpose of the audit.
- Unrestricted access to persons within the District from whom you determined it necessary to obtain audit evidence.
- Minutes of meetings of the District's directors or summaries of actions of recent meetings for which minutes have not yet been prepared.

13. All material transactions have been recorded in the accounting records and are reflected in the financial statements.

14. We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.

15. We have no knowledge of any fraud or suspected fraud that affects the District and involves:

- Management,

- b. Employees who have significant roles in internal control, or
  - c. Others where the fraud could have a material effect on the financial statements.
16. We have no knowledge of any allegations of fraud or suspected fraud affecting the District's financial statements communicated by employees, former employees, analysts, regulators, or others.
  17. We have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or abuse, whose effects should be considered when preparing financial statements.
  18. We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
  19. We have disclosed to you the names of the District's related parties and all the related party relationships and transactions of which we are aware.

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**Government—specific**

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20. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
21. We have identified to you any previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
22. We have identified to you any investigations or legal proceedings that have been initiated with respect to the period under audit.
23. The District has no plans or intentions that may materially affect the carrying value or classification of assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund balance or net position, as applicable.
24. We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts; and legal and contractual provisions for reporting specific activities in separate funds.
25. We have identified and disclosed to you all instances, which have occurred or are likely to have occurred, of fraud and noncompliance with provisions of laws and regulations that we believe have a material effect on the financial statements or other financial data significant to the audit objectives, and any other instances that warrant the attention of those charged with governance.
26. We have identified and disclosed to you all instances of identified and suspected fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we believe have a material effect on the financial statements.
27. There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of

contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.

28. As part of your audit, you assisted with the preparation of the financial statements and related notes. We acknowledge our responsibility as it relates to those non-audit services, including that we assume all management responsibilities; oversee the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of the services performed; and accept responsibility for the results of the services. We have reviewed, approved, and accepted responsibility for those financial statements and disclosures.
29. The District has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
30. The District has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
31. The financial statements include all component units as well as joint ventures with an equity interest, and properly disclose all other joint ventures and other related organizations.
32. The financial statements properly classify all funds and activities in accordance with GASB Statement No. 34, as amended, and GASB Statement No. 84.
33. All funds that meet the quantitative criteria in GASB Statement Nos. 34 and 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
34. Components of net position (net investment in capital assets; restricted; and unrestricted), and components of fund balance (nonspendable, restricted, committed, assigned, and unassigned) are properly classified and, if applicable, approved.
35. Provisions for uncollectible receivables have been properly identified and recorded.
36. Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
37. Revenues are appropriately classified in the statement of activities within program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
38. Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
39. Deposits and investment securities and derivative instruments are properly classified as to risk and are properly disclosed.
40. Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated or amortized.

41. We have appropriately disclosed the District's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that the net position is properly recognized under the policy.
42. We are following our established accounting policy regarding which resources (that is, restricted, committed, assigned, or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available. That policy determines the fund balance classifications for financial reporting purposes.
43. The financial statement disclosures related to insurance coverage are accurate for all periods presented.
44. We acknowledge that Management's Discussion and Analysis is required supplementary information which has been omitted from the financial statements and that your report will be modified accordingly.
45. With respect to the supplementary information as identified in the table of contents:
  - a. We acknowledge our responsibility for presenting the supplementary information in accordance with US GAAP, and we believe the supplementary information, including its form and content, is fairly presented in accordance with US GAAP. The methods of measurement and presentation of the supplementary information have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.
  - b. If the supplementary information is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.

**Bent Grass Metropolitan District**

\_\_\_\_\_  
Board Member Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Manager Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

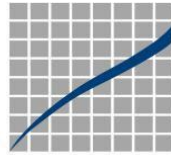


**BENT GRASS METROPOLITAN DISTRICT**  
**FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

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**BiggsKofford**  
CERTIFIED PUBLIC ACCOUNTANTS

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## INDEPENDENT AUDITOR'S REPORT

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Board of Directors  
**Bent Grass Metropolitan District**  
Colorado Springs, Colorado

### Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Bent Grass Metropolitan District ("District"), as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

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

### Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of the 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 within one year after the date that the financial statements are available to be issued.

## **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 auditing standards generally accepted in the United States of America 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 auditing standards generally accepted in the United States of America, 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

### *Required Supplementary Information*

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

### *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 identified 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. Such 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.

*DRAFT - NOT FOR DISTRIBUTION*

Colorado Springs, Colorado

[REPORT DATE]

## **BASIC FINANCIAL STATEMENTS**

DRAFT

**BENT GRASS METROPOLITAN DISTRICT**  
**STATEMENT OF NET POSITION**  
**DECEMBER 31, 2021**

	<b>Governmental Activities</b>
<b><u>ASSETS</u></b>	
Cash and investments	\$ 457,409
Cash and investments - restricted	2,367,571
Receivable from County Treasurer	1,955
Property taxes receivable	279,721
Capital assets:	
Capital assets, net	475,000
Total assets	<u>3,581,656</u>
<b><u>LIABILITIES</u></b>	
Accounts payable	\$ 5,058
Accrued interest payable	29,531
Noncurrent liabilities:	
Due in more than one year	7,616,385
Total liabilities	<u>7,650,974</u>
<b><u>DEFERRED INFLOWS OF RESOURCES</u></b>	
Deferred property tax revenues	279,721
Total deferred inflows of resources	<u>279,721</u>
<b><u>NET POSITION</u></b>	
Net investments in capital assets	(25,000)
Restricted for:	
Capital projects	1,348,717
Debt service	988,941
Emergency reserve	1,900
Unrestricted	<u>(6,663,597)</u>
Total net position	<u><u>\$ (4,349,039)</u></u>

The accompanying notes and independent auditor's report  
should be read with these financial statements.

**BENT GRASS METROPOLITAN DISTRICT**  
**STATEMENT OF ACTIVITIES**  
**YEAR ENDED DECEMBER 31, 2021**

		Program Revenues			Net (Expenses) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
<b>FUNCTIONS/PROGRAMS</b>					
<b><u>PRIMARY GOVERNMENT</u></b>					
General government	\$ 4,221,220	\$ 237,205	\$ -	\$ -	\$ (3,984,015)
Interest and related costs on long-term debt	412,871	-	-	-	(412,871)
<b>Total governmental activities</b>	<b>\$ 4,634,091</b>	<b>\$ 237,205</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(4,396,886)</b>
<b><u>GENERAL REVENUES</u></b>					
Property taxes					211,115
Specific ownership taxes					24,775
Investment income					2,093
<b>Total general revenues</b>					<b>237,983</b>
<b>Changes in net position</b>					<b>(4,158,903)</b>
<b>Net position, beginning of year</b>					<b>(190,136)</b>
<b>Net position, end of year</b>					<b>\$ (4,349,039)</b>

The accompanying notes and independent auditor's report  
should be read with these financial statements.



**BENT GRASS METROPOLITAN DISTRICT**  
**BALANCE SHEETS**  
**GOVERNMENTAL FUNDS**  
**DECEMBER 31, 2021**

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Total Governmental Funds</u>
<b><u>ASSETS</u></b>				
Cash and investments	\$ 457,409	\$ -	\$ -	\$ 457,409
Cash and investments - restricted	1,900	1,016,954	1,348,717	2,367,571
Receivable from County Treasurer	437	1,518	-	1,955
Property taxes receivable	62,552	217,169	-	279,721
 Total assets	 <u>\$ 522,298</u>	 <u>\$ 1,235,641</u>	 <u>\$ 1,348,717</u>	 <u>3,106,656</u>
<b><u>LIABILITIES</u></b>				
Accounts payable	\$ 5,058	\$ -	\$ -	5,058
 Total liabilities	 <u>5,058</u>	 <u>-</u>	 <u>-</u>	 <u>5,058</u>
<b><u>DEFERRED INFLOWS OF RESOURCES</u></b>				
Deferred property tax revenues	62,552	217,169	-	279,721
 Total deferred inflows of resources	 <u>62,552</u>	 <u>217,169</u>	 <u>-</u>	 <u>279,721</u>
<b><u>FUND BALANCES</u></b>				
Restricted for:				
Capital projects	-	-	1,348,717	1,348,717
Debt service	-	1,018,472	-	1,018,472
Emergency reserve	1,900	-	-	1,900
Unassigned:				
General government	452,788	-	-	452,788
 Total fund balances	 <u>454,688</u>	 <u>1,018,472</u>	 <u>1,348,717</u>	 <u>2,821,877</u>
 Total liabilities and fund balances	 <u>\$ 522,298</u>	 <u>\$ 1,235,641</u>	 <u>\$ 1,348,717</u>	

Amounts reported in governmental activities in the statement of net position are different because:

Capital assets are recorded as assets on the statement of net position, but are recorded as expenditures in the funds:

Construction in progress	475,000
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Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds:

Bonds and loan payable	(7,616,385)
Accrued interest payable	(29,531)

Net position of governmental activities	<u>\$ (4,349,039)</u>
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The accompanying notes and independent auditor's report  
should be read with these financial statements.

**BENT GRASS METROPOLITAN DISTRICT**  
**STATEMENTS OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**YEAR ENDED DECEMBER 31, 2021**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b><u>REVENUES</u></b>				
Property taxes	\$ 47,210	\$ 163,905	\$ -	\$ 211,115
Specific ownership taxes	5,540	19,235	-	24,775
Facility and platting fees	157,205	-	-	157,205
Traffic signal fees	80,000	-	-	80,000
Investment income	585	568	940	2,093
Total revenues	290,540	183,708	940	475,188
<b><u>EXPENDITURES</u></b>				
Accounting and audit	8,400	-	-	8,400
Bank charges	377	-	-	377
County Treasurer's fees	708	2,459	-	3,167
Dues	333	-	-	333
Insurance	3,032	-	-	3,032
Landscaping and maintenance	7,521	-	-	7,521
Legal	2,673	939	-	3,612
Management fees	40,000	-	-	40,000
Postage	183	-	-	183
Debt service:				
Trustee fees	-	4,000	-	4,000
Bond principal	-	-	-	-
Interest expense	-	354,375	-	354,375
Capital outlay:				
Capital outlay	-	-	955,446	955,446
Project management	-	-	9,110	9,110
Total expenditures	63,227	361,773	964,556	1,389,556
Net change in fund balances	227,313	(178,065)	(963,616)	(914,368)
Fund balances, beginning of year	227,375	1,196,537	2,312,333	3,736,245
Fund balances, end of year	<u>\$ 454,688</u>	<u>\$ 1,018,472</u>	<u>\$ 1,348,717</u>	<u>\$ 2,821,877</u>

The accompanying notes and independent auditor's report  
should be read with these financial statements.

**BENT GRASS METROPOLITAN DISTRICT**  
**RECONCILIATION OF THE STATEMENTS OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE**  
**STATEMENT OF ACTIVITIES**  
**YEAR ENDED DECEMBER 31, 2021**

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Net change in fund balances - governmental funds	\$ (914,368)
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Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocations of the cost of any depreciable assets over the estimated useful lives of the assets. The effect of these differences is as follows:

Capital outlay	955,446
Depreciation expense	(25,000)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds. The effect of these differences is as follows:

Accrued interest payable on developer advance - change in liability	(54,496)
Capital asset conveyed to other governments	(4,120,485)

Change in net position of governmental activities	<u>\$ (4,158,903)</u>
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The accompanying notes and independent auditor's report  
should be read with these financial statements.

**BENT GRASS METROPOLITAN DISTRICT**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**BUDGET AND ACTUAL**  
**YEAR ENDED DECEMBER 31, 2021**

	<b>Budget</b>		<b>Actual</b>	<b>Variance</b>
	<b>Original</b>	<b>Final</b>	<b>Amounts</b>	
<b><u>REVENUES</u></b>				
Property taxes	\$ 47,179	\$ 47,318	\$ 47,210	\$ (108)
Specific ownership taxes	3,303	5,557	5,540	(17)
Facility and platting fees	85,000	42,000	157,205	115,205
Traffic signal fees	160,000	70,000	80,000	10,000
Investment income	300	647	585	(62)
Total revenues	295,782	165,522	290,540	125,018
<b><u>EXPENDITURES</u></b>				
Accounting and audit	-	8,400	8,400	-
Bank charges	100	512	377	135
Contingency	3,000	-	-	-
County Treasurer's fees	708	708	708	-
Dues	1,300	333	333	-
Insurance	4,000	4,000	3,032	968
Landscaping and maintenance	15,000	7,500	7,521	(21)
Legal	22,000	5,000	2,673	2,327
Management fees	30,000	30,000	40,000	(10,000)
Postage	50	242	183	59
Total expenditures	76,158	56,695	63,227	(6,532)
Excess of revenues over (under) expenditures	219,624	108,827	227,313	118,486
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfers (to) from other funds	(237,738)	(375,000)	-	375,000
Total other financing sources (uses)	(237,738)	(375,000)	-	375,000
Net change in fund balance	<u>\$ (18,114)</u>	<u>\$ (266,173)</u>	227,313	<u>\$ 493,486</u>
Fund balance, beginning of year			227,375	
Fund balance, end of year			<u>\$ 454,688</u>	

The accompanying notes and independent auditor's report  
should be read with these financial statements.

# **BENT GRASS METROPOLITAN DISTRICT**

## **NOTES TO FINANCIAL STATEMENTS**

### **DECEMBER 31, 2021**

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#### **1. DEFINITION OF REPORTING ENTITY**

Bent Grass Metropolitan District ("District"), a quasi-municipal corporation and political subdivision of the state of Colorado, was formed in November 2007, and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in El Paso County, Colorado ("County"). The District was organized to construct public improvements including road and bridge improvements, landscaping, sanitary and storm sewer, water systems, park and recreation, channel, and other drainage improvements needed for the area.

The District follows 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 and 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 operational and administrative functions are contracted.

#### **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

##### 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. Material 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 assets and liabilities plus deferred inflows of resources of the District is reported as net position.

See independent auditor's report.

**BENT GRASS METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

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

Government-wide and fund financial statements (continued)

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: a) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment; and b) grants and contributions that are restricted to meet the operational or capital requirements of a particular function or segment. Taxes and other items are properly excluded from program revenues and are reported as general revenues.

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

Measurement focus, basis of accounting and financial statement position

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 when they are both measurable and available. Revenues are considered to be available when they are collectable 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 susceptible to accrual are property taxes. 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 funds:

*General fund* - The general fund accounts for all financial resources of the District except those required to be accounted for in another fund.

*Debt service fund* - The debt service fund accounts for the servicing of general long-term debt and revenues generated and received by the District to be used in payment of long-term debt.

See independent auditor's report.

**BENT GRASS METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

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

Measurement focus, basis of accounting and financial statement position (continued)

*Capital projects fund* - The capital projects fund accounts for financial resources to be used for the acquisition and construction of capital equipment and facilities.

Budgets

In accordance with state budget law, the District holds public hearings in the fall each year to approve the budget and appropriate funds for the ensuing year. The appropriation is at the total fund expenditures, fund balance remaining, and other financing uses level, and lapses at year end. The District's board of directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

The District amended its annual budget for the year ended December 31, 2021.

The District incurred expenditures in excess of appropriations for the year ended December 31, 2021 in the general and debt service funds, which may be a violation of state budget law.

Pooled cash and investments

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

Property taxes

Property taxes are levied by the District's board of directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 and attaches as an enforceable lien as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, at the taxpayer's election, in February and June in equal installments. Delinquent taxpayers are notified in August and sales of the tax liens on delinquent properties are generally held in November or December. The County Treasurer remits the taxes collected to the District monthly.

See independent auditor's report.

**BENT GRASS METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

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

Property taxes (continued)

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

Capital assets

Capital assets, which include property, equipment and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial individual cost of more than \$5,000 and a useful life greater than one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Contributed capital assets are recorded at estimated acquisition value at the date of contribution.

Depreciation expense has been computed using the straight-line method over the estimated economic useful lives of the assets of 20 years.

Maintenance and repairs are charged to expense as incurred. At the time of retirement or disposition of depreciable assets, the related cost and accumulated depreciation are removed from the accounts, and the resulting gain or loss, if any, is reflected in revenues or expenses.

Capital assets which are anticipated to be conveyed to other governmental entities are not depreciated or included in the calculation of net investment in capital assets component of the District's net position.

Deferred inflows of resources

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

Net position

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

See independent auditor's report.



**BENT GRASS METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

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

Fund balances

Fund balance for governmental funds is 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 is 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.

*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 policy to use the most restrictive classification first.

See independent auditor's report.

**BENT GRASS METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

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**3. CASH AND INVESTMENTS**

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

Statement of net position:

Cash and investments	\$ 457,409
Cash and investments - restricted	<u>2,367,571</u>
	<u><u>\$ 2,824,980</u></u>

The carrying amounts of cash and investments, which equal estimated fair value, as of December 31, 2021, are as follows:

Deposits with financial institutions	\$ 684,977
Investments	<u>2,140,003</u>
	<u><u>\$ 2,824,980</u></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. The 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 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.

As of December 31, 2021, the District's cash deposits had a bank balance of \$684,977 and a carrying balance of \$684,977.

Investments

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

See independent auditor's report.

**BENT GRASS METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

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

Investments (continued)

The District generally limits its concentration of investments to those below which are believed to have minimal credit risk, minimal interest rate risk, and no foreign currency risk. Additionally, the District is not subject to concentration risk disclosure requirements or subject to investment custodial credit risk for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless otherwise 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 US and certain US government agency securities
- Certain international agency securities
- General obligation and revenue bonds of US local government entities
- Bankers' acceptances of certain banks
- Commercial paper
- Written repurchase agreements collateralized by certain authorized securities
- Certificates of deposit in Colorado PDPA approved banks or savings banks
- Certain money market funds
- Guaranteed investment contracts
- Local government investment pools

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

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted average under 60 days	<u>\$ 2,140,003</u>

See independent auditor's report.

**BENT GRASS METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

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

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust ("COLOTRUST" or "Trust"), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all state statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to \$1. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both portfolios may invest in US Treasury securities and repurchase agreements collateralized by US Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of US government agencies, highest-rated commercial paper and any security allowed under CRS 24-75-601. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST is rated AAAM by Standard & Poor's. COLOTRUST records its investments at fair value and the District records its investments in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption notice period.

**4. CAPITAL ASSETS**

Capital asset activity for the year ended December 31, 2021, is as follows:

	Balance 1/1/21	Additions/ Reclass- ifications	Dispositions/ Reclass- ifications	Balance 12/31/21
<b>Governmental activities</b>				
Capital assets, being depreciated:				
Ponds and landscape tracks	\$ -	\$ 500,000	\$ -	\$ 500,000
Less accumulated depreciation	-	(25,000)	-	(25,000)
Capital assets, net	<u>\$ -</u>	<u>\$ 475,000</u>	<u>\$ -</u>	<u>\$ 475,000</u>
Capital assets, not being depreciated:				
Construction in progress	<u>\$ 3,665,039</u>	<u>\$ 955,446</u>	<u>\$ (4,620,485)</u>	<u>\$ -</u>

Depreciation expense for the year ended December 31, 2021, totaled \$25,000.

See independent auditor's report.

**BENT GRASS METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

**4. CAPITAL ASSETS (CONTINUED)**

Capital assets conveyed to the County for the year ended December 31, 2021, totaled \$4,120,485.

**5. LONG-TERM OBLIGATIONS**

The following is a summary of long-term debt of the District during the year ended December 31, 2021:

	Balance 1/1/2021	Additions	Repayments/ Defeasance	Balance 12/31/21	Due Within One Year
<b>General obligation bonds</b>					
Series 2020					
Bonds	\$ 6,750,000	\$ -	\$ -	\$ 6,750,000	\$ -
Subtotal	6,750,000	-	-	6,750,000	-
<b>Other debt</b>					
Developer advance -					
Capital	807,348	-	-	807,348	-
Accrued interest:					
Developer advance -					
Capital	4,541	54,496	-	59,037	-
Subtotal	811,889	54,496	-	866,385	-
<b>Total long-term obligations</b>	<b>\$ 7,561,889</b>	<b>\$ 54,496</b>	<b>\$ -</b>	<b>\$ 7,616,385</b>	<b>\$ -</b>

Series 2020 General Obligation Limited Refunding and Improvement Bonds

On June 30, 2020, the District issued Series 2020 General Obligation Limited Tax Refunding and Improvement Bonds ("Series 2020 Bonds") for the purpose of: (i) paying the costs of refunding the previously issued bonds; (ii) paying the project costs; (iii) funding reserves and capitalized interest; and (iv) paying other costs incurred in connection with the issuance of the Series 2020 Bonds and the refunding of the previously issued bonds. The Series 2020 Bonds were issued in the amount of \$6,750,000. The bonds bear interest at 5.25% per annum, calculated on the basis of a 360-day year of twelve 30-day months, payable to the extent of pledged revenues available on each June 1 and December 1, and mature on December 1, 2049.

See independent auditor's report.

**BENT GRASS METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

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**5. LONG-TERM OBLIGATIONS (CONTINUED)**

The District is required to maintain bond payment, reserve, and surplus cash accounts. The purpose of the reserve cash account is to provide adequate reserves to meet principal and interest requirements if the bond account does not have enough funding. The reserve account is required to be maintained as long as the bonds are outstanding.

Series 2020 General Obligation Limited Refunding and Improvement Bonds (continued)

The Series 2020 Bonds are secured by and payable from the pledged revenue consisting of monies derived by the District from the following sources, net of any collection costs: (a) required mill levy; (b) capital fees; (c) portion of the specific ownership tax which is collected as a result of imposition of the required mill levy; and (d) any other legally available monies which the District determines to be treated as pledged revenue. The Series 2020 Bonds are also secured by amounts held by the trustee in the reserve fund. Required mill levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the bonds as they become due and payable and to make up any deficiencies in the reserve fund. The maximum required mill levy is 40.000 mills, adjusted for changes in the ratio of actual value to assessed value of property within the District. For collection year 2021, the District levied 30.000 mills for the debt service fund.

*Optional redemption*

The Series 2020 Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, in any order of maturity and in whole or partial maturities, on June 1, 2025, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium of a percentage of the principal amount as follows:

Date of Redemption	Redemption Premium
June 1, 2025 to May 31, 2026	3.00%
June 1, 2026 to May 31, 2027	2.00%
June 1, 2027 to May 31, 2028	1.00%
June 1, 2028 and thereafter	0.00%

See independent auditor's report.

**BENT GRASS METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

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**5. LONG-TERM OBLIGATIONS (CONTINUED)**

Series 2020 General Obligation Limited Refunding and Improvement Bonds (continued)

*Events of default and remedies*

The occurrence of any one or more of the following events or the existence of any one or more of the following conditions constitutes an event of default under the indenture:

- i. The District fails or refuses to impose the required mill levy or to apply the pledged revenue as provided in the bond resolution.
- ii. The District defaults in the performance of any of its material covenants in the bond resolution, and such default continues for 30 days after written notice specifying such default and requiring the same to be remedied is given to the District by the owners of 25% in aggregate principal amount of the bonds then outstanding.
- iii. The District files a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the obligation represented by the bonds.

It is acknowledged that, due to the limited nature of the pledged revenue, the failure to pay the principal of or interest on the bonds when due does not, in itself, constitute an event of default under the indenture.

Upon the occurrence and continuance of an event of default, the trustee has the following rights and remedies which may be pursued:

- i. Receivership: Upon the filing of a bill in equity or other commencement of judicial proceedings to enforce the rights of the trustee and of the owners, the trustee is entitled to the possession and control of any cash, securities, or other instruments at the time held by, or payable or deliverable under the provisions of the bond to the trustee.
- ii. Suit for judgment: The trustee may proceed to protect and enforce its rights and the rights of the owners by such suit, action, or special proceedings as the trustee, being advised by counsel, deems appropriate.
- iii. Mandamus or other suit: The owner may proceed by mandamus or any other suit, action, or proceeding at law or in equity, to enforce its rights.

Notwithstanding the foregoing or anything else herein to the contrary, acceleration will not be an available remedy for an event of default.

See independent auditor's report.

**BENT GRASS METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

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**5. LONG-TERM OBLIGATIONS (CONTINUED)**

Series 2020 General Obligation Limited Refunding and Improvement Bonds (continued)

The District's long-term obligations on the 2020 Series Bonds mature as follows:

Year Ending December 31,	Principal	Interest	Total
2022	\$ -	\$ 354,375	\$ 354,375
2023	-	354,375	354,375
2024	-	354,375	354,375
2025	45,000	354,375	399,375
2026	95,000	352,012	447,012
2027-2031	605,000	1,677,112	2,282,112
2032-2036	905,000	1,488,374	2,393,374
2037-2041	1,305,000	1,210,913	2,515,913
2042-2046	1,825,000	816,901	2,641,901
2047-2049	1,970,000	239,136	2,209,136
Total	<u>\$ 6,750,000</u>	<u>\$ 7,201,948</u>	<u>\$ 13,951,948</u>

Developer advance

On December 1, 2020, the District entered into a reimbursement agreement with a developer under which the District will reimburse the developer for the cost of infrastructure improvements that benefit the District and development within the District. The District agreed to repay such advances plus simple interest at 6.75% per annum. Principal and interest are due at maturity on December 1, 2030 or sooner, provided that the District, at its discretion and depending on the availability of revenues, may make interest and/or principal amounts prior to the due date. As of December 31, 2021, the outstanding developer advance totaled \$807,348 and accrued interest related to the developer advance totaled \$59,037.

**6. NET POSITION**

The District has net position consisting of three components: invested in capital assets, net of related debt; restricted; and unrestricted.

Net position invested in capital assets, net of related debt consists of capital assets, net of accumulated depreciation and reduced by the outstanding balance of debt that is attributable to the acquisition, construction, or improvement of those assets.

See independent auditor's report.



**BENT GRASS METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

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**6. NET POSITION (CONTINUED)**

As of December 31, 2021, the District had net position invested in capital assets, net of related debt as follows:

Invested in capital assets, net of related debt:	
Capital assets	\$ 475,000
Related long-term obligations	<u>(500,000)</u>
Invested in capital assets, net of related debt	<u><u>\$ (25,000)</u></u>

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

Restricted net position includes balances with external restrictions imposed by creditors, grantors, contributors, or laws and regulations of other governments; or imposed by law through constitutional provisions or enabling legislation. The District had a restricted net position as of December 31, 2021 as follows:

Restricted net position:	
Capital projects (Note 4)	\$ 1,348,717
Debt service (Note 5)	988,941
Emergency reserve (Note 9)	<u>1,900</u>
	<u><u>\$ 2,339,558</u></u>

The District's unrestricted net position as of December 31, 2021, totaled a deficit of \$6,663,597. This deficit amount was a result of the District being responsible for the repayment of a developer advance (and accrued interest on the advance) and general obligation bonds issued to fund infrastructure contributed to other governments.

**7. RELATED PARTIES**

The developer of the property within the District is Randall L. DeYoung (Note 5). The members of the board of directors are officers, employees or associated with the developer and may have conflicts of interest in dealing with the District.

**8. 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.

See independent auditor's report.

**BENT GRASS METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

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**8. RISK MANAGEMENT (CONTINUED)**

The District is a member of the Colorado Special Districts Property and Liability Pool ("Pool") as of December 31, 2021. 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 and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

**9. 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 within the state of Colorado.

Spending and revenue limits are determined based on the prior 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. Revenues in excess of the fiscal year spending limit must be refunded unless the voters approve retention of such revenues. The District's voters approved a ballot issue allowing the District to retain all revenues.

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.

District management believes the District 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 likely require judicial interpretation.

\* \* \* \* \*

See independent auditor's report.

## **SUPPLEMENTARY INFORMATION**

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**BENT GRASS METROPOLITAN DISTRICT**  
**DEBT SERVICE FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**BUDGET AND ACTUAL**  
**YEAR ENDED DECEMBER 31, 2021**

	<b>Budget</b>		<b>Actual</b>	
	<b>Original</b>	<b>Final</b>	<b>Amounts</b>	<b>Variance</b>
<b><u>REVENUES</u></b>				
Property taxes	\$ 163,796	\$ 163,796	\$ 163,905	\$ 109
Specific ownership taxes	11,466	19,291	19,235	(56)
Investment income	-	514	568	54
Total revenues	175,262	183,601	183,708	107
<b><u>EXPENDITURES</u></b>				
Accounting and audit	9,000	-	-	-
County Treasurer's fees	2,456	2,459	2,459	-
Interest expense	354,375	354,375	354,375	-
Legal	-	-	939	(939)
Trustee fees	100	4,000	4,000	-
Total expenditures	365,931	360,834	361,773	(939)
Excess of revenues over (under) expenditures	(190,669)	(177,233)	(178,065)	(832)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Bond proceeds	1,006,839	-	-	-
Total other financing sources (uses)	1,006,839	-	-	-
Net change in fund balance	\$ 816,170	\$ (177,233)	(178,065)	\$ (832)
Fund balance, beginning of year			1,196,537	
Fund balance, end of year			\$ 1,018,472	

See independent auditor's report

**BENT GRASS METROPOLITAN DISTRICT**  
**CAPITAL PROJECTS FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**BUDGET AND ACTUAL**  
**YEAR ENDED DECEMBER 31, 2021**

	<b>Budget</b>		<b>Actual</b>	<b>Variance</b>
	<b>Original</b>	<b>Final</b>	<b>Amounts</b>	
<b><u>REVENUES</u></b>				
Investment income	\$ -	\$ 1,410	\$ 940	\$ (470)
Total revenues	-	1,410	940	(470)
<b><u>EXPENDITURES</u></b>				
Capital outlay	2,310,000	1,000,000	955,446	44,554
Consulting	20,000	-	-	-
District management	10,000	-	-	-
Engineering and planning	100,000	-	-	-
Legal	25,000	-	-	-
Miscellaneous	5,000	-	-	-
Project management	100,000	1,770	9,110	(7,340)
Total expenditures	2,570,000	1,001,770	964,556	37,214
Excess of revenues over (under) expenditures	(2,570,000)	(1,000,360)	(963,616)	36,744
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer to (from) other funds	(30,000)	-	-	-
Total other financing sources (uses)	(30,000)	-	-	-
Net change in fund balance	\$ (2,600,000)	\$ (1,000,360)	(963,616)	\$ (37,684)
Fund balance, beginning of year			2,312,333	
Fund balance, end of year			\$ 1,348,717	

See independent auditor's report

# BENT GRASS METROPOLITAN DISTRICT

April 19, 2022

Randall L. DeYoung and/or assigns, ("DeYoung")  
Via email: rdy1245@falconbb.net

Our auditors, BiggsKofford, P.C., are conducting an audit of our financial statements. Please confirm directly to them the following information relating to our Developer Advance(s) with you at December 31, 2021.

Date of note:	12/1/20
Original amount of note:	\$ 807,348
Unpaid principal balance:	\$ 807,348
Maturity date:	12/1/30
Interest rate:	6.75%
Accrued interest as of December 31, 2021:	\$ 59,037
Description of collateral or personal guarantees (If none, please so indicate):	

Please indicate in the space provided below whether the above is in agreement with your records. If it is not, please furnish our auditors any information you may have that will help them reconcile the difference.

After signing and dating your reply, please mail it directly to:

BiggsKofford, P.C.  
Attention: Bill Flynn, CPA  
630 Southpointe Court, Suite 200,  
Colorado Springs, Colorado 80906  
E-mail: confirmations@biggskofford.com

Very truly yours,

DocuSigned by:

  
Signature

vice president

Title

Bryan Long

Printed Name

To BiggsKofford, P.C.:

The information relating to the Developer Advance(s) shown above as of December 31, 2021 is correct with the following exceptions (if any): \_\_\_\_\_

Special sale or payment terms (if any): \_\_\_\_\_

Signature

Title

Date



July 9, 2022

Board of Directors

Bent Grass Metropolitan District

Via email: Brian@ChallengerHomes.com; BtLong@crlr.net; lgcase@crlr.net; rwcage@crlr.net; rdy1245@falconbb.net

We have audited the financial statements of Bent Grass Metropolitan District ("District"). Professional standards require that we provide you with information about our responsibilities under auditing standards generally accepted in the United States of America ("US GAAS"), as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated March 18, 2022. Professional standards also require that we communicate to you the following related to our audit.

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### Significant Audit Matters

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#### *Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the District are described in Note 2 to the financial statements. The District adopted GASB Statement No. 88, *Certain Disclosures Related to Debt, Including Direct Borrowing and Direct Placements*. We noted no transactions entered into by the District during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the financial statements was:

- Management's estimate of the property taxes receivable and deferred property tax revenues is based on the Mill Levy Certificate from the Accounting Administrator for El Paso County Treasurer's Office in the year they are levied and measurable. The property tax revenues are recorded as revenue in the year they are available or collected. We evaluated the key factors and assumptions used to develop the property taxes receivable and deferred property tax revenues in determining that it is reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

- The disclosures of capital assets and debt balances.

The financial statement disclosures are neutral, consistent, and clear.

### *Difficulties Encountered in Performing the Audit*

We encountered no significant difficulties in dealing with management in performing and completing our audit.

### *Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The attached schedule summarizes misstatements detected as a result of audit procedures. The adjusting journal entries include those corrected by management.

### *Disagreements with Management*

For purposes of this letter, a disagreement with management is a disagreement on a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

### *Management Representations*

We have requested certain representations from management that are included in the management representation letter.

### *Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the District's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

### *Other Audit Findings or Issues*

We generally discuss a variety of matters, including the application of accounting principles and auditing standards with management each year prior to retention as the District's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.



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## Other Matters

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### *Supplementary Information*

We were engaged to report on the supplementary information, as identified in the table of contents to the financial statements ("SI"), which accompany the financial statements but are not RSI. With respect to this SI, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

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## Internal Controls

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In planning and performing our audit of the financial statements of the District as of and for the year ended December 31, 2021, in accordance with US GAAS, we considered the District's internal control over financial reporting ("internal control") as a basis for designing audit procedures that are appropriate in the circumstances and for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the District's financial statements will not be prevented, or detected and corrected, on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described above and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified.

- **Segregation of Duties:** As expected in smaller organizations, due to the limited number of people performing work for the District, many critical duties are combined and assigned to the available employees. To the extent possible, duties should be segregated to serve as a check and balance on employee integrity and to maintain the best control system possible. We suggest that the segregation of duties be reviewed and adjusted where possible to strengthen the system of internal controls. At a minimum, we recommend that members of the board of directors be provided with monthly bank statements including check images directly from the bank (or via direct online access), to enable them to verify that all disbursements were made for approved expenditures. Ideally a record of the board members' regular review would be maintained (e.g., printed statements with their initials and the date of their review).

- *Management Override of Controls:* Our audit procedures revealed that management has the ability to override internal controls. Internal controls are designed and implemented in order to prevent and detect errors and fraud in financial reporting. The ability of management to override and circumvent certain controls increases the risks to the District for errors to exist in the financial statements, whether by mistake or fraud. Those charged with governance should be aware of this possibility in performing their role in overseeing the District.

This information is intended solely for the use of the board of directors and is not intended to be, and should not be, used by anyone other than the specified party.

Sincerely,

*BiggsKofford, P.C.*

BiggsKofford, P.C.

DRAFT

## Adjusting Journal Entries

### Adjusting Journal Entries

#### Adjusting Journal Entries JE # 1

ADJUSTING: To record accrued interest as of December 31, 2021.

6075	6075 -+ Bond Expense:Debt Service Interest	29,531.00	
6200	6200 -+ Interest Expense:6202 -+ Loan Interest	4,541.00	
2016	2016 -+ Interest Payable - DeYoung		4,541.00
2030	Interest Payable		29,531.00
<b>Total</b>		<b><u>34,072.00</u></b>	<b><u>34,072.00</u></b>

#### Adjusting Journal Entries JE # 5

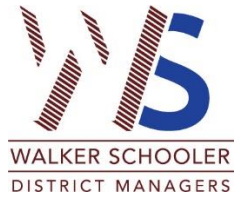
ADJUSTING: To record the capital assets conveyed to other governments.

8040.30.BK	Contributions from other governmental entities - CAP	4,120,485.00	
1500	1590 -+ Construction in Progress		893,473.00
1550	1550 -+ Construction		3,168,305.00
1590	1590 -+ Construction in Progress:Traffic Signal		58,707.00
<b>Total</b>		<b><u>4,120,485.00</u></b>	<b><u>4,120,485.00</u></b>

#### Adjusting Journal Entries JE # 6

ADJUSTING: To record the current year's depreciation expense.

6090.30.BK	Depreciations - CAP	25,000.00	
1540.BK	Accumulated Depreciation		25,000.00
<b>Total</b>		<b><u>25,000.00</u></b>	<b><u>25,000.00</u></b>



# Bent Grass Metropolitan District

## Balance Sheet

As of June 30, 2022

	<u>Jun 30, 22</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1110 · BGMD Herring (CSB) Checking	619,545.41
1111 · UMB-2020 Bond Fund 153518.1	171,268.23
1112 · UMB-2020 Reserve Fund 153518.2	556,621.89
1115 · UMB-2020 Project Fund 153518.4	<u>1,586,923.51</u>
<b>Total Checking/Savings</b>	2,934,359.04
<b>Accounts Receivable</b>	
1210 · Accounts Receivable	<u>180,625.00</u>
<b>Total Accounts Receivable</b>	180,625.00
<b>Other Current Assets</b>	
1200 · Property Tax Rec-Debt Service	63,237.37
1215 · Property Tax -General Fund	<u>18,214.47</u>
<b>Total Other Current Assets</b>	<u>81,451.84</u>
<b>Total Current Assets</b>	3,196,435.88
<b>Fixed Assets</b>	
1550 · Construction	3,168,305.17
1590 · Construction in Progress	
Traffic Signal	58,707.44
1590 · Construction in Progress - Other	<u>1,393,473.04</u>
<b>Total 1590 · Construction in Progress</b>	<u>1,452,180.48</u>
<b>Total Fixed Assets</b>	<u>4,620,485.65</u>
<b>TOTAL ASSETS</b>	<u><u>7,816,921.53</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2010 · Accounts Payable	<u>6,549.51</u>
<b>Total Accounts Payable</b>	6,549.51
<b>Other Current Liabilities</b>	
2015 · Developer Advance - DeYoung	807,348.00
2016 · Interest Payable - DeYoung	54,495.99
2020 · Deferred Property Tax-General	18,214.47
2022 · Deferred Property Tax Revenue	<u>63,237.37</u>
<b>Total Other Current Liabilities</b>	<u>943,295.83</u>
<b>Total Current Liabilities</b>	949,845.34
<b>Long Term Liabilities</b>	
2-2020 · 2020 Bond Fund	
2-2021 · Interest Income - Debt	312.68
2-2020 · 2020 Bond Fund - Other	<u>6,750,000.00</u>
<b>Total 2-2020 · 2020 Bond Fund</b>	<u>6,750,312.68</u>
<b>Total Long Term Liabilities</b>	<u>6,750,312.68</u>
<b>Total Liabilities</b>	7,700,158.02
<b>Equity</b>	
3910 · Retained Earnings	-169,481.26
<b>Net Income</b>	<u>286,244.77</u>
<b>Total Equity</b>	<u>116,763.51</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>7,816,921.53</u></u>

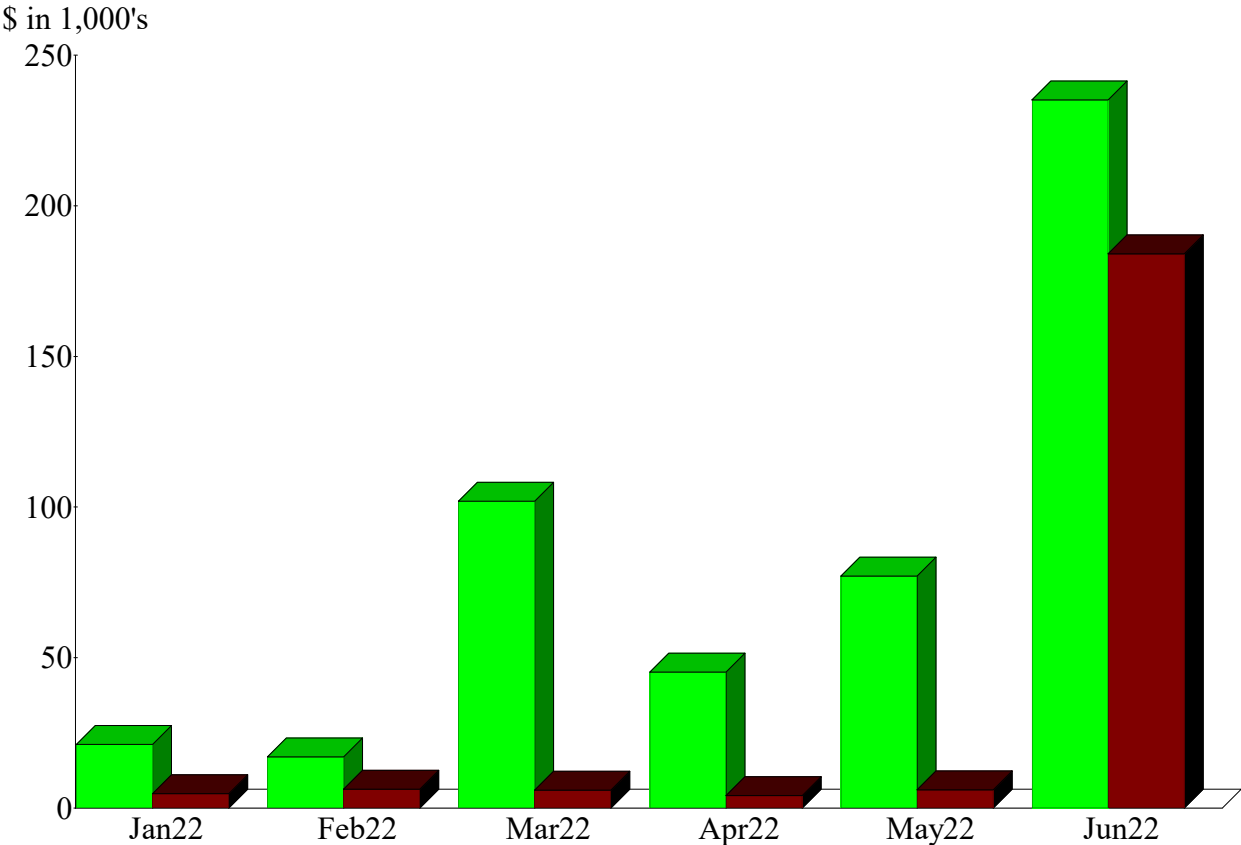
# Bent Grass Metropolitan District

## Profit & Loss Budget vs. Actual

January through June 2022

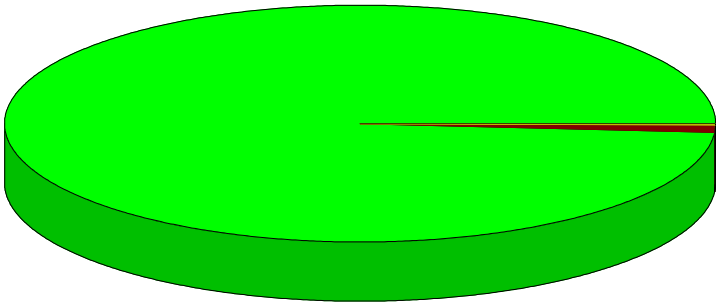
	TOTAL				
	Jun 22	Jan - Jun 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Fees					
Facility Fees	5,500.00	36,000.00	25,000.00	11,000.00	144.0%
Platting	174,625.00	174,625.00	50,000.00	124,625.00	349.25%
Taxes					
Current - Debt	30,826.90	153,931.73	217,169.10	-63,237.37	70.88%
Current - O&M	8,879.18	44,337.47	62,551.94	-18,214.47	70.88%
Delinquent	11.18	11.18			
Specific - Debt	1,758.55	8,955.58	15,201.84	-6,246.26	58.91%
Specific - O&M	506.52	2,579.49	4,378.64	-1,799.15	58.91%
Total Taxes	41,982.33	209,815.45	299,301.52	-89,486.07	70.1%
Traffic Signal	11,000.00	72,000.00			
Total Fees	233,107.33	492,440.45	374,301.52	118,138.93	131.56%
Total Income	233,107.33	492,440.45	374,301.52	118,138.93	131.56%
Expense					
Copies & Postage	16.20	144.82	300.00	-155.18	48.27%
6025 · Audit	0.00	0.00	9,000.00	-9,000.00	0.0%
6030 · Treasurer's Collection Fee - GF	133.23	665.10	938.28	-273.18	70.89%
6035 · Treasurers Collection Fee - DS	462.53	2,309.11	3,257.54	-948.43	70.89%
6060 · Bank Service Charges					
Lender/ Trustee Fees	0.00	0.00	4,000.00	-4,000.00	0.0%
6060 · Bank Service Charges - Other	100.14	135.70	600.00	-464.30	22.62%
Total 6060 · Bank Service Charges	100.14	135.70	4,600.00	-4,464.30	2.95%
6075 · Bond Expense					
Debt Service Interest	177,187.50	177,187.50	354,375.00	-177,187.50	50.0%
Total 6075 · Bond Expense	177,187.50	177,187.50	354,375.00	-177,187.50	50.0%
6160 · Dues and Subscriptions	0.00	1,143.00	800.00	343.00	142.88%
6180 · Insurance	0.00	0.00	7,500.00	-7,500.00	0.0%
6240 · Miscellaneous	0.00	0.00	3,000.00	-3,000.00	0.0%
6570 · Professional Fees					
Consulting	300.00	600.00			
Covenant Enforcement	0.00	0.00	6,000.00	-6,000.00	0.0%
District Management	3,333.37	20,000.22	36,000.00	-15,999.78	55.56%
Landscaping Maintenance	2,016.35	5,817.87	12,500.00	-6,682.13	46.54%
6572 · Legal Fees	547.50	3,450.29	8,000.00	-4,549.71	43.13%
Total 6570 · Professional Fees	6,197.22	29,868.38	62,500.00	-32,631.62	47.79%
Total Expense	184,096.82	211,453.61	446,270.82	-234,817.21	47.38%
Net Ordinary Income	49,010.51	280,986.84	-71,969.30	352,956.14	-390.43%
Other Income					
7010 · Interest Income	0.00	299.83	700.00	-400.17	42.83%
7011 · Bond Interest Income	2,027.04	4,958.10			
Total Other Income	2,027.04	5,257.93	700.00	4,557.93	751.13%
Net Other Income	2,027.04	5,257.93	700.00	4,557.93	751.13%
Net Income	51,037.55	286,244.77	-71,269.30	357,514.07	-401.64%

# Income and Expense by Month January through June 2022



## Income Summary January through June 2022

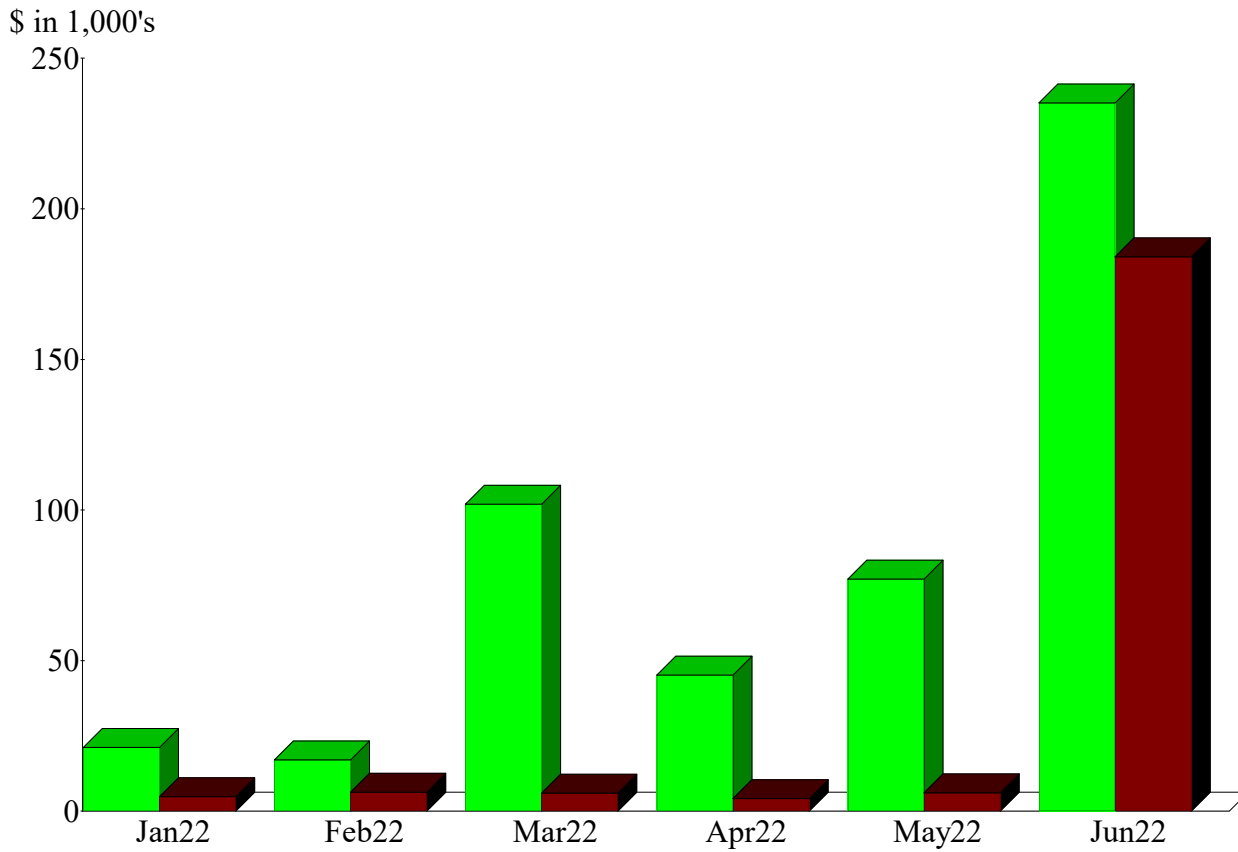
Fees	98.94%
7011 · Bond Interest Income	1.00
7010 · Interest Income	0.06
Total	\$497,698.38



By Account

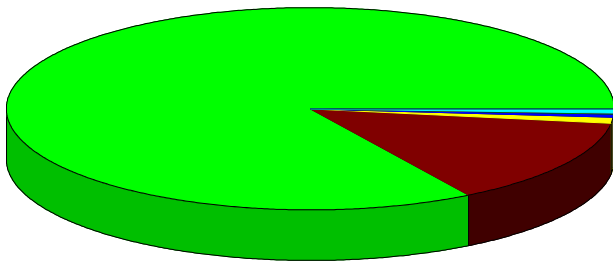
# Income and Expense by Month January through June 2022

Income  
Expense



## Expense Summary January through June 2022

6075 · Bond Expense	83.79%
6570 · Professional Fees	14.13
6035 · Treasurers Collection Fee - DS	1.09
6160 · Dues and Subscriptions	0.54
6030 · Treasurer's Collection Fee - GF	0.31
Copies & Postage	0.07
6060 · Bank Service Charges	0.06
Total	\$211,453.61



By Account



**Bent Grass Metropolitan District**  
**PAYMENT REQUEST**  
7/19/2022

**GENERAL FUND ACCOUNT**

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Comments
Susemihi, McDermott & Downie, PC	34472	6/30/2022	\$ 547.50		\$ 547.50	
Walker Schooler District Managers	7105	6/30/2022	\$ 3,349.57		\$ 3,349.57	
Weisbirg Landscaping	46320	6/30/2022	\$ 433.00		\$ 433.00	
Weisbirg Landscaping	46576	7/6/2022	\$ 92.50		\$ 92.50	
Woodmen Hills Metro District	14114-6/22	6/30/2022	\$ 1,469.85		\$ 1,469.85	
TOTAL			\$ 5,892.42	\$ -	\$ 5,892.42	

**DEBT SERVICE FUND ACCOUNT**

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Comments
UMB - Bent Grass Metro District	2022	7/10/2022	\$ 64,053.19		\$ 64,053.19	Jun-22
TOTAL			\$ 64,053.19		\$ 64,053.19	

\_\_\_\_\_, President  
Bent Grass Metropolitan District

\$69,945.61