

**CHATFIELD CORNERS METROPOLITAN DISTRICT
BALANCE SHEET/STATEMENT OF NET POSITION
8/31/2023**

	Unaudited 2022 Total	Preliminary			CAPITAL ASSETS & LTD	TOTAL
		GENERAL FUND	DEBT SERVICE FUND	WATER FUND		
ASSETS						
Checking-American National Bank	20,232	33,448				33,448
Colostrust 5.1%	307,322	507,472				507,472
MBS Investment Account 0.90%-4.70%	309,787	309,000				309,000
Pooled Cash	(0)	(438,865)	223,828	215,037		(0)
Due From County Treasurer	1,104	0	0			0
Property Tax Receivable	285,138	579	989			1,569
Accounts Receivable	6,332	0		14,949		14,949
Prepaid Expense	4,659	0				0
Raw Water Irrigation System	354,585				354,585	354,585
Accum Depr-Raw Water Irrigation System	(297,324)				(297,324)	(297,324)
Parks & Recreation	485,493				485,493	485,493
Accum Depr-Parks & Recreation	(367,586)				(367,586)	(367,586)
TOTAL ASSETS	1,109,741	411,634	224,817	229,986	175,167	1,041,604
LIABILITIES						
Accounts Payable	12,209	39,991				39,991
FICA/Med/Withholding Taxes Payable	138	101				101
Accrued Interest Payable	4,003				4,003	4,003
HOA Working Capital	22,800	22,800				22,800
DRB Deposits	3,000	4,500				4,500
2020 GO Bonds	2,135,000				2,135,000	2,135,000
Deferred Charge on 2020 Refunding	22,065				22,065	22,065
Accum Amort on 2020 Bonds Deferred Charges	(2,271)				(2,271)	(2,271)
TOTAL LIABILITIES	2,196,944	67,392	0	0	2,158,797	2,226,189
DEFERRED INFLOWS						
Deferred Inflows-Property Tax Revenue	285,138	579	989			1,569
TOTAL DEFERRED INFLOWS OF RESOURCES	285,138	579	989	0	0	1,569
NET POSITION						
Investment in Capital Assets	175,167	0			175,167	175,167
Net of Related Debt	(2,158,797)				(2,158,797)	(2,158,797)
Restricted for Emergencies	6,359	3,519		1,994		5,513
Restricted for Debt Service	64,768		223,828			223,828
Unassigned/Undesignated/Unreserved	540,162	340,143		227,992		568,136
TOTAL NET POSITION	(1,372,341)	343,662	223,828	229,986	(1,983,630)	(1,186,154)
TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION	1,109,741	411,634	224,817	229,986	175,167	1,041,604

CHATFIELD CORNERS METROPOLITAN DISTRICT
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
 ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED

Modified Accrual Basis

SB22-238 SB23-303

GENERAL FUND	Unaudited 2022 Actual	2023 Adopted Budget	Projected Variance Fav(Unfav)	2023 Forecast	Preliminary	8 Months	Variance Favorable (Unfav)	Prop HH	Prop HH
					8 Months 8/31/2023 Actual	8 Months 8/31/2023 Budget		Fails Preliminary Budget 2024	Passes Preliminary Budget 2024
Assessed Value	8,245,390	8,039,530		8,039,530					
Change	2.2%	-2.5%		-2.5%				49%	42%
Operating Mill Levy Rate	12.738	13.098		13.098	13.098			13.465	13.590
Temporary Mill Levy Credit								(4.353)	(3.966)
Debt Service Mill Levy Rate	21.327	22.369		22.369	22.369			14.987	15.828
	34.065	35.467		35.467				24.099	25.452
Revenues									
Property Taxes-General Fund	105,030	105,302	-	105,302	104,722	105,181	(458)	161,825	154,644
Temporary Property Tax Credit								(52,311)	(45,131)
Specific Ownership Tax-GF	5,669	5,265	-	5,265	3,507	3,071	436	4,381	4,381
Interest Income-General Fund	6,459	6,169	6,074	12,242	8,103	4,113	3,990	12,001	12,001
Forfeiture of DRB Deposits	-	-	-	-	-	0	0	-	-
Covenant Fines & Late Fees	-	-	-	-	-	0	0	-	-
DRB Admin Fee for New Construction	1,603		566	566	566	0	566		
Title Statement Fees	1,100	600	-	600	400	400	0	980	980
Misc Income	-		10	10	10	0	10		
Total Revenues	119,860	117,336	6,650	123,985	117,308	112,764	4,544	126,875	126,875
General and Administrative Expenses									
Insurance	5,949	6,425	78	6,347	4,659	4,819	160	6,664	6,664
Directors Fees	1,350	2,500	500	2,000	1,500	1,250	(250)	2,500	2,500
Payroll Taxes & Expenses -Directors & Employees	234	191	(24)	215	192	128	(65)	291	291
Accounting and Administrative Management	55,767	48,600	(15,220)	63,820	47,820	32,400	(15,420)	50,544	50,544
Audit	0	-	-	-	0	0	0	-	-
Dues & Memberships	503	532	(106)	638	628	532	(96)	678	678
Elections	1,910	15,000	(7,933)	22,933	22,933	15,000	(7,933)	-	-
Community Survey & Education	250	10,200	1,687	8,513	8,513	10,200	1,687	-	-
Legal	8,488	7,560	-	7,560	3,968	5,040	1,073	7,787	7,787
Office Overhead & Bank Fees	1,956	2,566	0	2,566	1,547	1,711	164	2,643	2,643
Architectural Fees-New Homes (LKSM Design)	1,715	2,296	0	2,296	1,120	765	(355)	2,365	2,365
Covenant Enforcement	1,600	7,800	2,900	4,900	-	5,200	5,200	9,888	9,888
Winter Holiday Decorations	1,550	1,674	-	1,674	-	0	0	1,724	1,724
Website Maint & Annual Fee (B-Web Services)	700	756	-	756	-	756	756	779	779
Treasurer's Fees-GF	3,153	3,159	-	3,159	3,143	3,155	12	4,855	4,855
Allocate Overhead to Water Fund	(38,553)	(47,165)	10,509	(57,674)	(45,880)	(35,918)	9,962	(35,943)	(35,943)
Total General and Administrative Expenses	46,571	62,094	(7,609)	69,703	50,143	45,038	(5,105)	54,775	54,775

No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.

CHATFIELD CORNERS METROPOLITAN DISTRICT
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
 ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED

Modified Accrual Basis

GENERAL FUND (CONTINUED)	Unaudited 2022 Actual	2023 Adopted Budget	Projected Variance Fav(Unfav)	0 2023 Forecast	Preliminary	8 Months	Variance Favorable (Unfav)	Prop HH	Prop HH
					8 Months Ended 8/31/2023 Actual	8 Months Ended 8/31/2023 Budget		Fails Preliminary Budget 2024	Passes Preliminary Budget 2024
Property Maintenance Expenses									
Blue-Grass Maintenance(Mowing)	4,732	9,276	-	9,276	5,685	6,184	499	10,056	10,056
Blue Grass Aeration & Dethatch	1,057	1,265	-	1,265	1,265	1,265	0	1,450	1,450
Blue Grass Fertilization/Weed Control	760	1,500	-	1,500	1,500	750	(750)	1,500	1,500
Common Area Irrigation Repair & Maint	3,630	6,200	(50)	6,250	3,507	4,133	626	6,438	6,438
Flower Bed Mulching	0	-	-	-	0	0	0	-	-
Flower & Shrub Bed Maint,Spring & Fall Cleanu	13,285	12,430	-	12,430	9,007	8,287	(721)	15,224	15,224
Pet Waste Stations	98	313	0	313	0	0	0	322	322
Tree Care	4,355	5,505	500	5,005	1,100	1,100	0	4,790	4,790
Open Space/Native Grass Mowing	1,508	3,185	-	3,185	1,678	3,185	1,507	3,185	3,185
Open Space Area Weed Control	2,400	2,400	-	2,400	1,018	1,200	182	2,400	2,400
Noxious Weed Mitigation		-	-	-	0	0	0	-	-
Fountain & Water Fall Maintenance	3,433	3,300	-	3,300	1,200	1,200	0	3,500	3,500
Asphalt Trail Maint & Repair	0	5,000	5,000	-	0	0	0	5,000	5,000
On-Site Property Assistant	2,400	2,400	-	2,400	0	800	800	2,600	2,600
Snow Removal	4,300	5,249	149	5,100	3,600	3,937	337	5,545	5,545
Contingency Allowance	0	10,000	10,000	-	0	0	0	10,000	10,000
Total Property Maintenance Expenses	41,958	68,023	15,599	52,424	29,561	32,041	2,480	72,010	72,010
Capital Expenditures									
Capital Projects	0	117,144	105,649	11,495	0	7,144	7,144	9,502	9,502
Total Capital Expenditures	0	117,144	105,649	11,495	0	7,144	7,144	9,502	9,502
TOTAL EXPENDITURES	88,529	247,262	113,640	133,622	79,704	84,223	4,519	136,287	136,287
OPERATING REVENUE OVER (UNDER) EXPEND	31,331	(129,926)	120,289	(9,637)	37,605	28,541	9,063	(9,412)	(9,412)
OTHER SOURCES/(USES)									
Transfer from Debt Service of SO Tax	4,212	3,597	0	3,597	0	0	0	3,602	3,602
Transfer from (to) WF	0	0	0	-	0	0	0	-	-
TOTAL OTHER FINANCING SOURCES	4,212	3,597	0	3,597	0	0	0	3,602	3,602
REVENUE OVER (UNDER) EXPEND.	35,543	(126,329)	120,289	(6,040)	37,605	28,541	9,063	(5,810)	(5,810)
FUND BALANCE - BEGINNING	270,515	308,440	(2,382)	306,058	306,058	308,440	(2,382)	300,018	300,018
Transfer CCOA Fund Balance			0		0		0		
FUND BALANCE - ENDING	306,058	182,111	117,907	300,018	343,662	336,981	6,681	294,208	294,208
	=	=			=	=	=		

No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.

CHATFIELD CORNERS METROPOLITAN DISTRICT
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
 ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED

Modified Accrual Basis

DEBT SERVICE FUND	Unaudited 2022 Actual	2023 Adopted Budget	Projected Variance Fav(Unfav)	2023 Forecast	Preliminary	8 Months	Variance Favorable (Unfav)	Prop HH	Prop HH
					8 Months Ended 8/31/2023 Actual	8 Months Ended 8/31/2023 Budget		Fails Preliminary Budget 2024	Passes Preliminary Budget 2024
Assessed Valuation	8,245,390	8,039,530		8,039,530				12,018,211	11,379,283
Mill Levy Rate	21.327	22.369		22.369	22.369			14.987	15.828
REVENUES									
Property Taxes - GO Bonds	175,850	179,836	0	179,836	178,847	179,629	(782)	180,113	180,113
Specific Ownership Taxes	9,491	8,992	0	8,992	5,989	5,245	744	9,006	9,006
Interest Income	3,292	1,928	663	2,591	3,611	1,285	2,326	2,766	2,766
TOTAL REVENUES	188,632	190,755	663	191,419	188,447	186,159	2,287	191,884	191,884
EXPENDITURES									
Bond Interest 2010/2020 Series	50,850	48,038	0	48,038	24,019	24,019	0	45,113	45,113
Bond Prin 2010/2020 Series	125,000	130,000	0	130,000	0	0	0	135,000	135,000
Bond Paying Agent Fees	0	-	0	-	0	0	0	-	-
Treasurers Fees	5,279	5,395	(0)	5,395	5,368	5,389	21	5,403	5,403
Contingency		2,000	2,000	-		0	0	2,000	2,000
TOTAL EXPENDITURES	181,129	185,433	2,000	183,433	29,387	29,408	21	187,516	187,516
REVENUE OVER (UNDER) EXPEND.	7,503	5,323	2,663	7,986	159,060	156,752	2,308	4,369	4,369
OTHER SOURCES/(USES)									
Transfer Net SO Tax to General Fund	(4,212)	(3,597)	(0)	(3,597)	0	0	0	(3,602)	(3,602)
TOTAL OTHER FINANCING SOURCES	(4,212)	(3,597)	(0)	(3,597)	0	0	0	(3,602)	(3,602)
FUND BALANCE - BEGINNING	61,477	64,259	509	64,768	64,768	64,259	509	69,157	69,157
FUND BALANCE - ENDING	64,768	65,985	3,172	69,157	223,828	221,011	2,817	69,924	69,924

No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.

**CHATFIELD CORNERS METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED**

Modified Accrual Basis

WATER ENTERPRISE FUND	Unaudited 2022 Actual	2023 Adopted Budget	Projected Variance Fav(Unfav)	2023 Forecast	Preliminary	8 Months	Variance Favorable (Unfav)	Prop HH	Prop HH
					8 Months Ended 8/31/2023 Actual	8 Months Ended 8/31/2023 Budget		Preliminary Budget 2024	Preliminary Budget 2024
SFE-Units at Beginning of Year	183	183		183	183			184	184
Duplex-Units at Beginning of Year	40	40		40	40			40	40
SFE-Units Added During Year	0	1		1	1			-	-
Cumulative Units at end of Year	223	224		224	224			224	224
Raw Water Irrigation Fee per month	35.00	37.00		37.00	37.00			38.00	38.00
Water User Fees-Single Family	420	444		444				456	456
Water User Fees-Duplex Unit	210	222		222				228	228
REVENUES									
Tap Fees	1,500	0	-	-	0	0	0		
Water Charges	85,260	90,132	407	90,539	60,347	60,088	259	93,024	93,024
Interest Income	4,989	4,939	4,680	9,619	5,994	3,292	2,701	8,740	8,740
Miscellaneous Income	360	137	(25)	112	112	137	(25)	115	115
TOTAL REVENUES	92,110	95,208	5,062	100,270	66,453	63,517	2,935	101,879	101,879
EXPENDITURES									
Electricity-Pump Station	9,370	9,877	542	9,335	6,508	5,862	(646)	9,802	9,802
Alarm System Pump Vault	781	838	(0)	838	553	558	6	880	880
Spring Startup	3,100	3,900	-	3,900	3,900	3,900	0	4,200	4,200
Fall Blowout	3,593	4,100	-	4,100	0	0	0	4,800	4,800
Pump Station Repairs & Maintenance	15,341	18,600	-	18,600	8,218	9,300	1,083	16,600	16,600
Line & Valve Maintenance/Repair	4,350	2,500	-	2,500	0	1,000	1,000	2,575	2,575
Engineering/Consulting	0	0	(1,836)	1,836	1,836	0	(1,836)	-	-
Pump Maintenance	3,459	3,100	-	3,100	0	0	0	3,100	3,100
Ditch Repair & Maintenance	3,693	6,300	2,300	4,000	49	50	1	4,200	4,200
Administration Fees-WF	824	1,015	127	888	588	677	88	915	915
Utility Notification Services (incl EE wages)	1,176	2,575	1,765	810	560	1,717	1,156	1,310	1,310
Wetlands Maintenance	3,744	3,744	-	3,744	2,514	2,496	(18)	3,744	3,744
Overhead Allocation from General Fund	38,553	47,165	0	47,165	45,880	35,918	(9,962)	35,943	35,943
Capital Projects - See schedule	0	57,832	36,417	21,415	6,325	0	(6,325)	47,730	47,730
Contingency	0	25,000	25,000	-	0	0	0	25,000	25,000
TOTAL EXPENDITURES	87,984	186,546	64,315	122,231	76,930	61,477	(15,453)	160,799	160,799
REVENUE OVER (UNDER) EXPEND.	4,126	(91,339)	69,377	(21,961)	(10,477)	2,040	(12,518)	(58,919)	(58,919)
OTHER SOURCES/(USES)									
Transfer from (to) General Fund	0	0	-	0	0	0	0	-	-
TOTAL OTHER FINANCING SOURCES	0	0	-	0	0	0	0	-	-
FUND BALANCE - BEGINNING	236,337	246,932	(6,469)	240,463	240,463	246,932	(6,469)	218,502	218,502
Reverse Contingency		25,000	(25,000)	0				25,000	25,000
FUND BALANCE - ENDING	240,463	180,593	37,909	218,502	229,986	248,972	(18,986)	184,583	184,583
	=	=			=	=	=		
All Funds Combined Balance	611,289	428,689	158,988	587,677	797,476	806,964	(9,488)	548,715	548,715
Components of Fund Balance									
Reserved for System Replacement	196,472	87,320		157,387	191,521			104,184	104,184
Operating Reserve (Six Months Operations)	43,992	93,273		61,115	38,465			80,399	80,399
Total Ending Fund Balance	240,463	180,593	0	218,502	229,986	0	0	184,583	184,583

No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.